

# Fifth Annual Tenant & Tenant Association Summit

# 2012



OFFICE OF THE TENANT ADVOCATE  
PUTTING PEOPLE FIRST.







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



Kellogg Conference Center

September 22, 2012



## Welcome

On behalf of the D.C. Office of the Tenant Advocate, I welcome you to the District's Fifth Annual Tenant & Tenant Association Summit. The theme for this year's Summit is **"One City, One Community: Tenant Rights and Resources in the District of Columbia."** The subtext for this year's Summit continues to be economic struggle and fiscal constraint. The past five years have been tough ones for District renters, for whom rising housing expenses is a particular challenge. Belt-tightening by the federal and District governments has meant reduced services in important areas, but the good news is that the District still provides an array of services to help renters in a variety of contexts. This year we focus on that good news with a plenary session in the morning featuring District agencies that provide services relevant to tenants. Our afternoon break-out sessions will feature panels of truly outstanding policy leaders, attorneys, tenant association officers, and others who will discuss topics ranging from policy challenges at the District and federal levels, ways to improve communications within your tenant association, how to win a tenant petition case, and everything you should know before starting a tenancy. As always, I am grateful to have so many outstanding leaders and experts at this year's Summit, and I am grateful to each and every one of you for your presence and your participation here today. Please stay engaged with the OTA throughout the year, in particular by attending our monthly stakeholder meetings. Starting again in October, they will take place on the fourth Wednesday of each month. It is a great opportunity for you to learn about developments in tenant rights and rental housing law, and for us to learn about your priorities and concerns.



Sincerely,

Johanna Shreve  
 Chief Tenant Advocate  
 Office of the Tenant Advocate

## Schedule at a Glance

8:00 – 9:00 a.m.

**Registration**

9:00 – 9:10 a.m.

**Welcome**

9:10 – 9:50 a.m.

**Special Guest Remarks**

10:00 – 11:30 a.m.

**Resources for Renters**

11:30 – 12:00 NOON

**OTA Exhibitor Hall**

12 NOON – 1:30 p.m.

**Lunch / Speaker / Prizes**

1:30 – 4:30 p.m.

**Concurrent Sessions:**

- ▣ **Tenant Rights and Rental Housing Policy in a Constrained Fiscal Environment**
- ▣ **Tenant Associations: Membership Communication and the Tenant Right of Purchase**
- ▣ **General Counsel's Corner: Tenant Petitions, Elder-law, and Consumer Fraud against Renters**
- ▣ **Know Your Rights Before You Start Your Tenancy**

1:30—4:30 p.m.

**On-site Clinics to Help Tenants On Individual Basis**





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## Summit Schedule Detail

8:00 – 9:00 a.m.

### Registration

9:00 – 9:10 a.m.

### Welcome

**Johanna Shreve**  
Chief Tenant Advocate

9:10 – 9:50 a.m.

### Special Guest Remarks

**The Honorable Eleanor Holmes Norton**, D.C. Delegate to the U.S. House of Representatives

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

**The Honorable Michael Brown**, Councilmember, At-Large

**The Honorable Mary Cheh**, Councilmember, Ward 3

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

**The Honorable Tommy Wells**, Councilmember, Ward 6

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

10:00 – 11:30 a.m.

### Resources for Renters

In this session, District agencies, and a non-governmental organization, will each provide an overview of its mission and the services they provide to District renters.

D.C. Office of the People’s Counsel

D.C. Office on Aging

D.C. Office on Human Rights

The Equal Rights Center

D.C. Dept. on Human Services

D.C. Dept. of Mental Health

D.C. Office of Community Affairs

D.C. Dept. of Housing and Community Development

11:30 – 12:00 p.m.

### OTA Exhibitor Hall

12 NOON – 1:30 p.m.

### Lunch/ Luncheon Speaker / Prize Giveaways

**Mark Plotkin**, Political Commentator/Analyst, Fox 5 WTTG-TV

1:30 – 4:30 p.m. (Executive Boardroom)

### □ **Tenant Rights and Rental Housing Policy in a Constrained Fiscal Environment**

In this session, policy leaders and experts will discuss what needs to be done at both the District level and the federal level to promote affordable, available, and quality rental housing.

### Moderator

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

1:30 – 2:45 p.m.

### Policy Developments at the District Level (Panel 1)

This panel will address legislative and budget concerns and priorities at the District level regarding tenant rights and rental housing.

### Panelists

**The Honorable Mary M. Cheh**, Councilmember, Ward 3

**Melanie Williamson**, Legislative Counsel, D.C. Council’s Committee on Public Services and Consumer Affairs

**Drew Hubbard**, Committee Director, D.C. Council’s Committee on Economic Development and Housing

3:00 – 4:30 p.m.

### Policy Developments at the Federal Level (Panel 2)

This panel will address legislative and budget concerns and priorities at the federal level regarding tenant rights and rental housing.

### Panelists

**Adrienne Todman**, Executive Director, D.C. Housing Authority

**Barbara Sard**, Vice President for Housing Policy, Center on Budget and Policy Priorities

**Michael Kelly**, Acting Director, D.C. Department of Housing and Community Development



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## Summit Schedule Detail

1:30 – 4:30 p.m. (Room 5AB)

### □ **Tenant Associations: Membership Communication and the Tenant Right of Purchase**

In this session, tenant association officers will discuss “lessons learned” both regarding communications with association members and the tenant right of purchase process.

**Moderator**      **Delores Anderson**, Program Analyst  
D.C. Office of the Tenant Advocate

1:30 – 2:45 p.m.

### **Effective Communications within a Tenant Association** (Panel 1)

This panel will address the importance of good communication between a Board and association members, including maximizing the use of available technologies as well as “old-fashioned” methods.

Panelists      **Tom Gregory**, 4000 Massachusetts Avenue Tenant Association

**Juanita McKenzie**, 930-940-960  
Randolph Street Tenants Association

3:00 – 4:30 p.m.

### **Tenant Associations and the Tenant Right of Purchase** (Panel 2)

This panel will discuss all aspects of a Tenant Association’s role under the District’s Tenant Opportunity to Purchase Act (TOPA) law, including properly qualifying, negotiating the process, hiring agents, assigning the right of purchase to a third party, and securing financing for the purchase.

Panelists      **Andrew Martin**, TP Program Manager,  
University Legal Services

**Kermit Turner**, Garden Apartments  
Tenant Association

**Alex Gallo**, Allegro Tenants Association

1:30 – 4:30 p.m. (Room 4ABC)

### □ **General Counsel’s Corner: Tenant Petitions, Elder-law, and Consumer Fraud against Renters**

In this session, you will learn about the tenant petition process, the importance of having certain legal documents particularly as you age, and the emerging issue of consumer fraud in the rental housing market.

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

1:30 – 2:30 p.m.

### **How to Win a Tenant Petition** (Panel 1)

This panel will discuss strategies for winning a tenant petition under the District’s rent control law.

**Jamil Zouaoui**, Esq., Principal, Zouaoui  
Law Firm

**Jane English**, Ombudsman, The View at  
Waterfront Tenants' Association

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

2:45 – 3:45 p.m.

### **Documents No Tenant Should be Without** (Panel 2)

An elder-law attorney will discuss legal documents that you should have, particularly as you age.

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

4:00 – 5:00 p.m.

### **Renters Beware of On-line Fraud** (Panel 3)

This panel will discuss the emerging issue of on-line consumer fraud directed against prospective tenants.

**Chuck Harwood**, Deputy Director,  
Bureau of Consumer Protection,  
Federal Trade

**Bennett Rushkoff**, Esq., D.C. Office of  
the Attorney General



## Summit Schedule Detail

1:30 – 4:30 p.m. (Room 2221)

### □ **Know Your Rights Before You Start Your Tenancy**

This session will provide you with an overview of what you need to know before starting your tenancy.

Moderator      **Amir Sadeghy**, Attorney, D.C. Office of the Tenant Advocate

1:30 – 2:30 p.m.

### **Leases 101** (Panel 1)

This panel will address what you need to know before executing a residential lease agreement in the District, including the “D.C. Tenant Bill of Rights.”

Panelists      **Paul J. O’Reilly**, Esq., Senior Partner of O’Reilly & Mark, PC

**U.S. Senator Paul Strauss**, Esq., Law Offices of Paul Strauss and Associates

2:45 – 3:45 p.m.

### **Housing Code Violations** (Panel 2)

This panel will address what you need to know about housing code violations should they occur in your apartment or in your building.

Panelist      **Gil Davidson**, Inspection Supervisor, DCRA

4:00 – 5:00 p.m.

### **Market-Rate Tenants** (Panel 3)

This panel will address what you need to know about rental housing that is exempt from rent control.

Panelist      **U.S. Senator Paul Strauss**, Esq., Law Offices of Paul Strauss and Associates





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## Exhibitors

CNHED  
 DC College Savings Plan  
 DC Department of Insurance, Securities and Banking  
 DC Office on Aging  
 DC Sustainable Energy Utility  
 Department of Consumer & Regulatory Affairs  
 Department of Housing and Community Development  
 Equal Rights Center  
 Housing Counseling Services  
 Howard University School of Law, Fair Housing Clinic  
 Latino Economic Development Corporation  
 National Low Income Housing Coalition  
 Neighborhood Legal Services Program  
 Office of the People's Counsel  
 Public Service Commission  
 The Peace House  
 University of the District of Columbia

## On-Site Clinics

1:30 – 4:30 p.m.

### Tenant Legal Consultation Clinic

Do you have a legal issue regarding your tenancy? Attorneys will be on hand to discuss your rights and responsibilities. If you are seeking a consultation, please bring a copy of your lease and any other relevant documents.

1:30 – 4:30 p.m.

### Elderly Tenants / Tenants with Disabilities Registration Clinic

Are you age 62 or over or do you have a disability? If so, and if you live in a rent-controlled apartment, then you qualify for a lower cap on rent increases (just the annual consumer price index, instead of the “annual CPI plus 2 percent “cap that applies to other tenants). However, you must register your status as an elderly tenant, or as a tenant with a disability, with the Rent Administrator’s office. OTA staff will be on hand to help you fill out the registration form and complete the filing (the Rent Administrator’s office has been invited for on-site certification).





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## Speaker Bios

**Yvette M. Alexander** has been a member of the Council of the District of Columbia since 2007. She chairs the Committee on Public Services and Consumer Affairs and is a member of the committees on Economic Development; Health; Human Services and Public Works, Transportation and Environment.



As Chair of the Committee on Public Services and Consumer Affairs, she is responsible for the Committee's oversight of the Office of the Tenant Advocate, Department of Consumer and Regulatory Affairs; Department of Insurance, Securities and Banking and the Public Service Commission.

Councilmember Alexander began her professional career in management with United Airlines. After several years in the insurance industry, she became an insurance regulator with the District of Columbia government. As a legislator, she has introduced and sponsored several measures primarily impacting tenants in the District, including the Tenant Security Deposits Clarification Act of 2010, the Tenant Protection Act of 2008, and the Visitability Requirements Act of 2011.

**Muriel Bowser**, a fifth-generation Washingtonian, brings a pragmatic, no-nonsense approach to legislation, oversight, and policymaking in her hometown. First elected as the Ward 4 Councilmember in a special election in 2007, she was re-elected 18 months later with more than 75 percent of voters endorsing her ambitious agenda focused on improving neighborhoods, transforming schools, and revitalizing corridors.



Councilmember Bowser chairs the Committee on Government Operations and is the Council's representative on the Washington Metropolitan Area

Transit Authority's (WMATA) Board of Directors. She earned a Bachelor of Arts in History from Chatham College and a Master's degree in Public Policy from American University. It is with extreme pride and gratitude that she serves the nearly 80,000 residents of Ward 4.

**Michael A. Brown**, a third generation Washingtonian, loves his native city with a passion. He grew up in the Ward 4 community, and graduated from Shepherd Elementary School and Mackin Catholic High School (now a part of Archbishop Carroll High School).



Raised with a keen sense of civic responsibility, pride and activism, Councilmember Brown credits the examples set by his parents, Alma and the late Ronald H. Brown (former Chairman of the Democratic Party and U.S. Secretary of Commerce under President Clinton), with instilling in him the dedication and compassion to unselfishly serve others, particularly those in underserved and challenged communities. He has demonstrated his commitment to the District as a strong advocate for its citizens, especially the youth and seniors.

Active in the DC community for many, many years, Councilmember Brown has served on the boards of several local organizations, including the Boys and Girls Club, First Tee of Washington, and the Community Academy Public Charter School. He has provided support to several DC Public Schools, including Ballou High School, Roosevelt High School, Coolidge High School and the New School for Enterprise and Development Public Charter School's Student Conflict Resolution Plan. He was also an active participant in a series of Youth Summits. Councilmember Brown has worked in the fight for HIV-AIDS awareness and treatment in the District as a member of the board of directors of the Whitman Walker Clinic, Chairman of the Whitman-Walker Toy Drive and Co-Chairman of AIDS Walk DC. His successful leadership as Vice Chairman of the DC Boxing and Wrestling Commission led the Commission to significant increases in revenue to DC compared with the years prior to his tenure.





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Councilmember Brown is a founding board member of the Ronald H. Brown Foundation, an organization created to honor the memory and legacy of his father, which creates educational and entrepreneurial opportunities for young people and people of color around the world. He is also a board member of the Constituency for Africa and a member of the Council on Foreign Relations. In addition, he has been appointed twice as a member of the United States Presidential Delegation to Africa and has represented various foreign governments.

Councilmember Brown serves as the Chair of the Committee on Housing and Workforce Development, where he is keenly focused on job readiness and opportunities for DC residents. Additionally, Councilmember Brown has been a leader on DC statehood and voting rights efforts, having served as the first ever chair of the Special Committee on Statehood and Self-Determination. The Committee's primary task was to develop an effective and comprehensive strategy to achieve Statehood by working with key Congressional leaders and community stakeholders. He formerly served on the metro/WMATA Board of Directors and is a current board member of the Metropolitan Washington Council of Governments.

Councilmember Brown is the proud parent of twin teenage sons. They are residents of Ward 4 and are active members of the Nineteenth Street Baptist Church in Northwest DC.

**Robert S. Bullock, Esq., CELA, CAP** is the principal of the Elder & Disability Law Center and is licensed to practice in the District of Columbia, Maryland and Virginia. His practice focuses in the areas of Medicaid planning and eligibility, public benefits, Life Care Planning and Management, guardianships, conservatorships, disability planning, supplemental needs trusts, estate planning, general legal issue of competency, insurance coverage, Medicare and Elder Law issues.



He is recognized as a Certified Elder Law Attorney by the National Elder Law Foundation (NELA) is a member of the Council of Advanced Planners (CAP), Chairperson of the District of Columbia Senior Resource Group (DCSRG) and a former Director of Shared Horizons, the Vimer Pooled Trust in the District of Columbia. He served as a Commissioner on the Virginia Alzheimer's Disease and Related Disorders Commission. He also was Chairperson of the Special Education Advisory Committee to the Alexandria, Virginia School Board for two terms.

In 2004, 2006, 2009 and 2011 he was recognized as one of the top Elder Law attorneys in the Washington, D.C. metropolitan area by the Washingtonian. He received the Education and Leadership Award from the Association of Retarded Citizens-Riggs Bank. Mr. Bullock is qualified to serve as a guardian ad litem in the United States District Court for the District of Columbia. In 2007, he served on the Estates, Trusts and Probate Committee of the District of Columbia Bar and was recognized by that Committee for, "his extraordinary contribution and dedicated leadership in the field of Elder Law." He also was recognized by the United States Department of Agriculture for his expertise in the field of Elder Law.

Mr. Bullock is an honors graduate of Lafayette College, and received his J.D. from the University of Pennsylvania Law School. He is the only Certified Elder Law Attorney (CELA) practicing fulltime in the District of Columbia.

**Mary Cheh** represents Ward 3 and serves as Chair Pro Tempore on the Council of the District of Columbia. She also chairs the Committee on the Environment, Public Works, and Transportation. She is a long-time resident of Ward 3, with deep roots in the community. Prior to her service on the Council, she served as pro bono special counsel to the D.C. Council's Judiciary Committee during its 2003 investigation into police handling of protests and demonstrations; served on international law reform projects in countries such as Tajikistan, Bosnia, and Kosovo; served as a Special Assistant U.S. Attorney in Washington, D.C.; worked pro bono for the Centre for Applied Legal Studies in South Africa; served as a







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consultant to the National Institute of Justice and the President's Commission on Organized Crime; and chaired the subcommittee on criminal justice for the D.C. Circuit Court's Task Force on Gender. She has also served as a member of the Rules Committee of the Court of Appeals for the Armed Forces and on the Board of Directors of the National Institute of Military Justice; served as a member of the ACLU Board and currently is Vice-Chair of the ACLU Screening Committee; is a Founder and Co-Director of the Animal Welfare Project, which worked with community leaders, activists, and government officials to craft model animal welfare legislation; and founded Project Re-Entry, a pro bono law reform project that aims to reduce recidivism and assist ex-offenders in their return to productive lives. She joined the George Washington University Law School faculty in 1979 after being in private practice with Fried Frank Harris Shriver & Kampelman in Washington, D.C. and serving as a law clerk to the Chief Justice of the New Jersey Supreme Court. She has been honored by the University with an Award for Community Service and with a teaching award from the Law Association for Women. Mary is a Phi Beta Kappa graduate of Douglass College and holds law degrees from Rutgers University and Harvard Law School.

**Jane English** has resided in the Greater Washington Metropolitan Area for 25-years. She currently serves on The View at Waterfront Tenants' Association board of directors as its ombudsman. English lives the principals consistent with the belief that "housing is a human right." She served as the National Housing Coordinator for NAACP National and in that capacity, the liaison for 35 national housing organizations and coalitions centered on housing issues throughout the United States. Later, Jane served as the NAACP's director of center operations for the NAACP Community Development Centers – Georgia Office.



More recently, as chair of Plymouth Congregational Church of Christ Board of Social Action for most of the first decade of this century, Jane organized and coalesced with progressive and grassroots organizations throughout the Greater Washington, DC as an anti-war, pro-immigrants'

rights, affordable housing, workers' rights advocate that stands for human and civil rights globally. Currently, she is the Neighborhood and Community Concerns Coordinator at Plymouth.

Jane worked for the United Mine Workers of America as an International Representative trained and worked with strong union organizers to maintain and build a union in a climate that requires that workers organize or stay organized. She worked with Fairfax County Government's Human Right Commission to process cases of discrimination. Currently, as part of a treatment team, English provides Crisis Stabilization and Hospital Diversion in a residential respite program for adults with mental illness and other co-occurring disorders. She believes that people are empowered through being organized. She has served on the board for DC Jobs with Justice and advisor for Premier Community Development Corporation (PCDC) in DC's Ward 5. She likes golf and organizes the PCDC women's golf class.

**Alexander Gallo** is the organizer and president of the Allegro Tenants Association. In response to the May 2012 Offer of Sale, the tenants have navigated the TOPA process with relative success and look forward to remaining tenants of an improved community. Mr. Gallo hails from Long Island, NY and is a graduate of the George Washington University. He has lived in the District since 2005 and is running for the Columbia Heights ANC this fall.

On January 2, 2011, **Vincent C. Gray** was sworn in as the sixth elected Mayor of the District of Columbia. He was overwhelmingly elected on November 2, 2010, garnering nearly 75 percent of the vote. During his campaign, he pledged to help unite the District by focusing on job creation and economic



development, a collaborative approach to school reform, safer streets in all neighborhoods and restoring fiscal responsibility to city government. His lifetime of public service to the District can be best summed up by a singular



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governing philosophy—that the District of Columbia works best as "One City."

Mayor Gray studied psychology at The George Washington University at both the undergraduate and graduate school levels. While at George Washington, he became the first African-American admitted in the GW fraternity system, and in his junior and senior years, became the first person to serve consecutive terms as Chancellor of Tau Epsilon Phi. He began his professional career with The Arc of DC (then known as the Association of Retarded Citizens), where he successfully advocated for innovative policy initiatives on behalf of people with developmental disabilities.

In 1991, then-Mayor Sharon Pratt Kelly appointed Gray to the post of Director of the Department of Human Services, where he oversaw the functions of a 7,000 person department and directed activities related to Public Health, Social Services, Mental Health Services and Health Care Finance. In December 1994, he was named the first Executive Director of Covenant House Washington, an international, faith-based organization dedicated to serving homeless and at-risk youth.

Mayor Gray's dedication to his community and the residents of Ward 7 inspired a successful campaign for elected office in 2004. During his first term as Councilmember from Ward 7, he chaired a Special Committee on the Prevention of Youth Violence. In 2006, he ran for the citywide office of Chairman of the Council and won the general election with 98 percent of the vote. As Chairman, Gray was a leader in efforts to improve the Council's operations, transparency and oversight capacity, and was a true champion for school reform.

Mayor Gray has lived in the Hillcrest neighborhood of Ward 7 for more than 25 years. His wife, Loretta, an outstanding educator in the DC Public Schools, passed away from cancer in 1998. He has two children, Jonice Gray Tucker and Vincent Carlos Gray, and two grandchildren.

**Tom Gregory** works with boards and management teams on nonprofit and for-profit corporations, and teaches cooperative relationships and communication. In addition, he trains boards of directors. He has worked as an assistant to a United States congressman and to a United States senator. He is a certified mediator. Mr. Gregory has been on the board of his tenants association for many years. He believes that landlords have a right to a

reasonable profit and that tenants have a right to a living environment that is safe, healthy, and functional, at a fair cost.

**Charles Harwood** became a Deputy Director of the U.S. Federal Trade Commission's Bureau of Consumer Protection in 2009. Prior to that, he served for 20 years as the Director of the Federal Trade Commission's Northwest Regional Office, located in Seattle. From 1983 to 1989, Mr. Harwood was counsel to the U.S. Senate's Committee on Commerce, Science, and Transportation, and he worked briefly for the chairman of the FTC.



Mr. Harwood also serves as a commissioner of the Indian Arts and Crafts Board, a U.S. government board that oversees federal laws concerning the marketing and sale of Native American arts and crafts.

Mr. Harwood is a member of the Oregon and District of Columbia Bars. He received a B.A. from Whitman College, Walla Walla, WA, and a J.D. from Willamette University College of Law, Salem, OR.

**Drew Hubbard** has served as the Committee Director of the Council's Housing Committee since January of 2007. When the Committee was constituted at the beginning of Council Period 17, it represented the first standing Council committee focused on housing in over a decade.



Under the chairmanship of Councilmember Michael Brown and the direction of Mr. Hubbard, the Committee has made the expansion of affordable homeownership and the production and preservation of affordable rental units a top priority of the full Council.





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Prior to his current position Drew served as the Congressional Liaison for Policy and Legislative Affairs under Mayor Anthony Williams and Legislative Director for At-Large Councilmember Kwame Brown. Drew earned a BA in political science from Morehouse College in 2000 and a JD from The George Washington University in 2003. Drew lives in Ward 5 in the Woodridge community with his wife Faith.

**Michael P. Kelly** began serving as Director for the Department of Housing and Community Development (DHCD) on July 2, 2012.



Previously, Kelly served as Executive Director of the Philadelphia Housing Authority (PHA). Under his leadership, the authority instituted major reforms to ensure accountability and transparency in its practices. Prior to joining PHA, Kelly was a General Manager of the New York City Housing Authority and directed housing agencies in San Francisco, New Orleans and the District of Columbia. He served as the Director of the D.C. Housing Authority (DCHA) from 2000 to 2009.

Kelly received a Bachelor of Arts degree in Architecture and Urban Planning from Princeton University; a Masters of Architecture from the University of California, Berkeley; and a Master of Arts in Education from San Francisco State University.

**Andrew Martin** is the Tenant Purchase Program Manager at University Legal Services (ULS). He delivers technical assistance to tenants exercising their right to purchase their apartment building under the District of Columbia Tenant Opportunity to Purchase Act (TOPA) through a contract with the DC Department of Housing and Community Development (DHCD). Mr. Andrew has over 15 years of experience in the field of affordable housing. Prior to joining ULS, Andrew worked at Enterprise Community Investment where he managed the exit of investors from low-income housing tax credit rental projects. Andrew has also been a project manager for non-profit and for-profit affordable housing developers in Washington, DC, and Baltimore, a neighborhood redevelopment planner in Sacramento, California, and a construction coordinator with Habitat for Humanity.

Andrew received a Master of Regional Planning from the University of North Carolina at Chapel Hill and a Bachelor of Science in Public Affairs from Indiana University.

**Juanita McKenzie** is the president of the 930, 940, 960 Randolph Street Tenant Association.

**Congresswoman Eleanor Holmes Norton**, now in her eleventh term as the Congresswoman for the District of Columbia, is the ranking member of the House Subcommittee on Economic Development, Public Buildings, and Emergency Management. She serves on two committees: the Committee on Oversight and Government Reform and the Committee on Transportation and Infrastructure.



Before her congressional service, President Jimmy Carter appointed her to serve as the first woman to chair the U.S. Equal Employment Opportunity Commission. She came to Congress as a national figure who had been a civil rights and feminist leader, tenured professor of law, and board member at three Fortune 500 companies. Congresswoman Norton has been named one of the 100 most important American women in one survey and one of the most powerful women in Washington in another. The Congresswoman's work for full congressional voting representation and for full democracy for the people of the District of Columbia continues her lifelong struggle for universal human and civil rights.

Congresswoman Norton's accomplishments in breaking barriers for her disempowered district are matched by her success in bringing home unique economic benefits to her constituents. Among them are senatorial courtesy to recommend federal judges, the U.S. Attorney, and other significant federal law enforcement positions for the District; up to \$10,000 per year for all D.C. high school graduates to attend any public U.S. college or university and up to \$2,500 per year to many private colleges and universities; a unique \$5,000 D.C. homebuyer tax credit, which has sharply increased home ownership in the District and has been a major factor in stabilizing the city's



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population; and D.C. business tax incentives, including a significant wage credit for employing D.C. residents, which has maintained businesses and residents in the District.

Congresswoman Norton has brought significant economic development to the District of Columbia throughout her service in Congress, creating and preserving jobs in D.C.

The most significant are her work in bringing to D.C. the U.S. Department of Homeland Security headquarters compound, now under construction, and is the largest federal construction project in the country; her bill for private development of the 55 acre-Southeast Federal Center, the first private development on federal land; her work with the Clinton administration that resulted in the relocation of 6,000 jobs to the Washington Navy Yard; and her successful efforts as committee chair to bring to the District the new headquarters for the U.S. Department of Transportation, and the Bureau of Alcohol, Tobacco, and Firearms, along with an additional Metro station at New York Avenue, which has resulted in the development of the NOMA neighborhood.

Congresswoman Norton helped end the city's most serious financial crisis in a century, in the 1990's, by achieving a historic package that for the first time restructured the financial relationship between Congress and the District, by transferring \$5 billion in unfunded pension liabilities and billions more in state costs to the federal government.

The Congresswoman, who taught law full time before being elected, is a tenured professor of law at Georgetown University, teaching a course there every year. After receiving her bachelor's degree from Antioch College in Ohio, she simultaneously earned her law degree and a master's degree in American Studies from Yale University. Yale Law School has awarded her the Citation of Merit for outstanding alumni, and Yale Graduate School of Arts and Sciences has awarded her the Wilbur Cross Medal for outstanding alumni, the highest awards conferred by each on alumni. She is the recipient of more than 50 honorary degrees.

Before being elected, Congresswoman Norton served as a trustee on a number of public service boards, including the Rockefeller Foundation, and the Board of Governors of the D.C. Bar Association, as well as, served on the boards of civil rights and other national organizations.

The Congresswoman is a third-generation Washingtonian, and is the mother of John Holmes Norton and Katherine Felicia Norton.

**Paul J. O'Reilly** is the Senior Partner of O'Reilly & Mark, PC. Mr. O'Reilly has concentrated in the areas of business transactions, real estate, commercial litigation and estate/asset planning since he entered private practice in 1988 from the United States Attorney's Office as an Assistant United States Attorney for the District of Columbia. Prior to his joining the United States Attorney's Office, he served as a Law Clerk to the Honorable Jean

F. Dwyer, United States District Court for the District of Columbia.

**Mark Plotkin** is a political analyst for Fox 5 WTTG-TV. He was formerly a political analyst at WAMU Radio and NewsChannel 8 and a commentator and analyst for WTOP Radio. For nine years until 2011 he hosted "The Politics Program with Mark Plotkin" which aired on WTOP and NewsChannel 8. For seven years in the 1990's he penned a column called "The Local Angle" for the "Legal Times."



A Chicago native, Plotkin graduated from George Washington University in 1969 with a degree in American history. He taught in Chicago and Washington public schools from 1969 through 1971. He was an advance man and congressional district coordinator for the 1972 campaigns of Edmund Muskie, Eugene McCarthy and George McGovern. He served as deputy finance director for Morris Udall in 1976 and for Ted Kennedy in 1980.

Plotkin was twice elected to the D.C. Democratic State Committee and served from 1984 until 1989. He served from 1981 until 1985 as an elected member of the Advisory Neighborhood Commission 3B. In addition, he is widely known as an outspoken advocate of District self-governance and voting representation in Congress.

Over the years, Plotkin has received many awards from: Chesapeake AP Broadcasting Association, Virginia Associated Press, Regional Edward R. Murrow, Society of Professional Journalists, and the Washington, D.C. chapter of the United Nations Association for work promoting human rights through the advocacy of DC Voting Rights.

**Bennett Rushkoff** is Chief of the Public Advocacy Section, Office of the Attorney General for the District of Columbia. In that capacity, he supervises the Office of the Attorney General's civil enforcement work in the areas of consumer protection, fraud against the government, antitrust, the tobacco settlement, charities, and utilities. He previously served as Special Assistant to the Maryland Attorney General, 1997-98; Special Chief Counsel, Missouri Attorney General's Office, 1994-97; Federal Trade Commission staff attorney, 1984-87 and 1991-94; associate, Sutherland, Asbill & Brennan, 1987-90; and law clerk to Judge Albert J. Engel of the U.S. Court of Appeals for the Sixth Circuit, 1983-84. He has taught state and local







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government lawyering as an Adjunct Professor of Law at Georgetown University Law Center. He received his A.B.

in 1980 from Princeton University, where he majored in public policy at the Woodrow Wilson School, and his J.D. in 1983 from Yale Law School.

**Barbara Sard** rejoined the Center as Vice President for Housing Policy in 2011 after 18 months as Senior Advisor on Rental Assistance to HUD Secretary Shaun Donovan. She previously held the director's position at the Center between 1997 and 2009.



Sard is frequently cited in media outlets, including the Washington Post, The New York Times, NewsHour with Jim Lehrer and the Associated Press.

She has written extensively on welfare, homelessness and housing issues and is considered a leading expert on the housing voucher program, rental assistance, and issues concerning the intersection of housing and welfare policy.

Prior to working at the Center, she was the Senior Managing Attorney of the Housing Unit at Greater Boston Legal Services, where she worked for more than 19 years. Sard has a B.A. in Social Studies from Radcliffe College/Harvard University and a J.D. from the Harvard Law School.

**Paul Strauss**, U.S. Senator, has been a leader and activist in the DC tenant's rights movement since 1987, when, as an ANC Commissioner, he organized his own tenant association at an 800+ unit building on Massachusetts Avenue. Strauss began his career at DC Superior Court, as the DHS Court Liaison. In that capacity he represented the Agency in Court hearings. From the Court, he joined the legislative staff of the DC Council where he worked as a Legislative Assistant for the Committee on Consumer and Regulatory Affairs. This DC Council Committee had oversight over the DC Department of Consumer and Regulatory Affairs (DCRA), the Agency which administers all of the Housing Regulations in the District of Columbia, including Condominium Conversions. These experiences give Strauss a unique understanding over the internal functioning of the Courts and DCRA. Strauss left the Council to work on a Mayoral Campaign and became a Union Organizer for the Hotel and Restaurant Employee's Union HERE: Local 25. Strauss continued his



affiliation with the Union and the firm presently represents the Union as their Labor Counsel.

Prior to founding Strauss and Associates, Strauss represented parties in Administrative proceedings at DCRA.

**Adrienne Todman** stepped into the role of Executive Director at the District of Columbia Housing Authority (DCHA) on December 8, 2010, after serving as Interim Executive Director since October 2009. With 8,000 units of public housing and over 12,000 families in the Housing Choice Voucher Program, DCHA is the largest affordable housing provider in the District of Columbia serving over 50,000 residents. DCHA has also generated \$2 billion in economic development activity throughout the city.



Prior to her tenure at DCHA, Ms. Todman held leadership positions in both the U.S. House of Representatives and the U.S. Department of Housing and Urban Development. Ms. Todman is the Vice-President of the Council of Large Public Housing Authorities. She also serves on the boards of the National Organization of African Americans in Housing, the DC Promise Neighborhood Board and the Black Women's Roundtable. She is a member of the Leadership Greater Washington Class of 2007 and is a graduate of the Skinner Institute's Master's Series for Distinguished Leaders. She also serves on the Smith College President Council. Ms. Todman is a recipient of the federal Distinguished Service Award and a recipient of the Hammer Award from Vice President Al Gore. She is a graduate of Smith College.

**Kermit Clinton Turner** is currently the President of the Garden Towers Tenant Association and an active Community Advocate/Activist. As President, he was prominent in organizing a successful tenant purchase of his building. Out of those activities grew his social outreach on the behalf of the Garden Tower's residents, which further bled out into the immediate surrounding Columbia Heights Community and the DC community at-large. As an Advocate/Activist he has been heavily involved in various HIV projects (a Carl Vogel Center Board Member and DC Cohort representative, Ryan White Planning Committee participant, HAB [HIV/AIDS Bureau]/NQC[National Quality Center], DC Cross-Part Quality Management Collaborative member, and a member of the DC-Community-Coalition/Engagement Sub-committee of the Planning Committee for the 2012 AIDS International Conference.) Kermit has worked for AARP, (13 years) and American Inventory and Control Society, APICS, (13 years), both located in the DC Metropolitan Area. Kermit attended Berklee

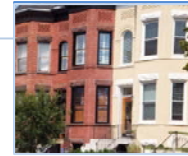


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College of Music in Boston from 1972 to 1976 and Computer Learning Center from 1991 to 1992. He has resided in the District of Columbia since 1978.

In just six years since joining the D.C. Council in January 2006, **Tommy Wells** has won support throughout Washington for his fundamental goal: creating a livable and walkable city for all. He is a passionate student of cutting-edge solutions--who brings the skill to forge the kind of collaboration that translates great ideas into real improvements in our quality of life.



As Chairman of the Council's Committee on Libraries, Parks, Recreation and Planning, Tommy is expanding the scope, staffing and programming of the city's recreational space and parks throughout the city. He's also working with the DC Public Library to support its critical role of providing employment and education opportunities for all residents, in addition to ensuring the budget supports our neighborhood branches and expands the books and materials available. Tommy is also working with stakeholders to lay the groundwork for the redevelopment of a vibrant downtown central library.

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Tommy is the former Chair of both the Committee on Public Works and Transportation and Committee on Human Service, and a former member of the Board of Directors of WMATA. He began advancing positive change in our city decades before his election to the City Council. He started his Washington career in 1983 as a social worker in the D.C. foster care system. In 1991, he took the helm of the D.C. Consortium for Child Welfare. He was the architect of a groundbreaking program to match foster families with children affected by HIV/AIDS and also led the drive to create the D.C. Family Court.

During his 15 years with the Consortium, Tommy also served as an ANC Commissioner from 1994 to 2000 and a member of the D.C. Board of Education, representing Wards 5 and 6, from 2000 to 2006. Tommy is the former chair of the board for Jan's Tutoring House and the previous chair of the Local Government Advisory Committee for the Chesapeake Bay. He graduated from the Columbus School of Law at Catholic University in 1991 and earned a master's degree in social work from the University of Minnesota in 1983. Since 1988 he has been married to Barbara Wells, a writer and arts enthusiast who is a tutor for Jan's Tutoring House and a judge for the Helen Hayes Awards.

**Melanie Williamson** currently serves as Legislative Counsel to the Committee on Public Services & Consumer Affairs, which oversees the operation of the Office of the Tenant Advocate, as well as the District of Columbia Department of Consumer and Regulatory Affairs, the Department of Insurance, Securities and Banking, and the Public Service Commission. In that capacity, Ms. Williamson advises the Committee on legislation affecting tenants in the District of Columbia.



Prior to committing to public service for the District of Columbia, Melanie worked as an attorney in private practice as a litigator where she focused on both complex civil litigation and civil rights law, including litigating consumer rights claims and section 1983 deprivation of rights claims. Melanie also undertook the pro bono representation of tenants in landlord-tenant cases matters for the Legal Aid Society of Cincinnati, Ohio and defendants in criminal misdemeanor and felony matters for the Ohio Public Defender. Melanie earned her law degree from Georgetown University Law Center in 2006.

**Jamil Zouaoui** is the managing partner of the Washington, DC-based Zouaoui Law Offices, PC. Mr. Zouaoui's practice includes advising parties in international transactions and complex commercial litigation, with focus on real estate, life sciences and biotech distribution disputes. Before founding his firm, Mr. Zouaoui was a partner at Arent Fox Kintner Plotkin & Kahn PLLC, where he focused on international transactions including







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privatizations and high tech distribution disputes. Prior to that, he was Of Counsel at Morrison & Hecker LLP where he advised parties in international transactions and arbitration, counseled financial institutions regarding international joint ventures, securities offerings, privatization, project finance, trade, and arbitration of international distribution disputes. Before switching to private practice, Mr. Zouaoui was a Private Sector Development Attorney with the World Bank. Mr. Zouaoui is a graduate of Harvard Law School (L.L.M. 1991, S.S.D. 1990) and Boston College Law School (J.D. 1989).



## OTA Staff Bios

**Delores Anderson** is a Case Management Specialist. Prior to joining the office in 2006, she worked sixteen years in higher education holding a variety of positions in affirmative action, multicultural affairs and academic affairs. She taught as an adjunct instructor at the university level for many years. She earned a Bachelor of Business Administration and Juris Doctorate from the University of Toledo and a Ph.D. in political science from the Union Institute and University.

**Manuel Bolanos** is a Case Management Specialist. He has substantial experience providing case management and working closely with the community and District of Columbia public schools. He also has experience in management administration. He was born in El Salvador and came to the United States for better opportunities. He is fluent in English and Spanish.

**Joel Cohn** is the Legislative Director for the Office of the Tenant Advocate. Prior to joining OTA, he served as the Legislative Counsel for District of Columbia Council's Committee on Consumer and Regulatory Affairs, and subsequently the Committee on Public Works and the Environment, both chaired by Councilmember Jim Graham of Ward 1. Cohn was lead staff on the Councilmember's successful effort to reform the District's rent control law and investigation into landlord abuse of the District's tenant eviction law. As a solo practitioner prior to joining the District government, he represented tenants in rent control cases before the District of Columbia Rent Administrator and the District of Columbia Rental Housing Commission. Cohn earned a Bachelor's degree from the University of Pennsylvania and a Juris Doctorate from the American University. He is a member of the bar in New York, New Jersey, and the District of Columbia.

**Charles E. Davis** assumed his duties as a Program Analyst in September 2008. Charles brings to OTA a diverse portfolio of experience in data management, forming strategies and solutions through data analysis, and technical solutions. Born and raised in Washington D.C., he has enjoyed work for the Administrative Office of United States Courts in the Fair Employment Practices Office, as well as neighborhood organizations such as the Marshall Heights Community Center. Prior to coming to OTA, he worked for Compliance Technologies, a leading consulting firm specializing in lending intelligence services to financial institutions. Charles holds a Bachelor of Arts degree in Sociology, with a minor in English from The George Washington University.

**Horace Lassiter** is a Paralegal Specialist. Horace provides a wide range of legal support services such as case investigation and analysis, legal research, information and document handling, document preparation and drafting, case tracking, agency liaison, hearing and courtroom assistance and drafting responses to constituent questions regarding landlord/tenant matters. Prior to coming to OTA, Horace worked in the same capacity for the Securities and Exchange Commission. Horace graduated from Howard University with a BA in Communications and from the University of Maryland Law School with a JD. He is licensed to practice law in Washington, D.C. and Pennsylvania.

**Christopher Lucas** is a Case Management Specialist. Prior to joining OTA, he enjoyed years of experience as a realtor and real estate consultant. He has experience coordinating conferences and in public relations. He served as a member of the United States Marine Corps and was honorably discharged. He attended Irvine Valley College.



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**Hicham Mokhtari** is a Case Management Specialist. He possesses a wealth of experience and a vast background. For nearly six years he has provided interpretation services in various languages. He is fluent in English, Spanish, French and Arabic. Prior to joining the Office of the Tenant Advocate, he worked in management administration and possesses both private sector and international experience. Originally from Morocco, he has lived mainly in the Washington, DC area.

**Ramona Quillet** is an Attorney-Advisor for the Agency. Previously, she worked with the DC Volunteer Lawyers Project representing victims of domestic violence in proceedings before DC Superior Court. Prior to that, she was a litigation associate at Patton Boggs LLP in Washington DC. Ms. Quillet is a graduate of the University of Virginia School of Law and earned her bachelor's degree from Florida State University. She is a member of the bar in the District of Columbia, Virginia, and Florida.

**Amir Sadeghy** is an Attorney-Advisor for the Agency. He joined the office in October 2010. Previously, Mr. Sadeghy was an associate at the Law Offices of Schuman & Felts, in Bethesda, MD, focusing primarily on landlord & tenant litigation. Prior to that, Mr. Sadeghy was an associate at the Law Offices of O'Reilly & Mark, P.C., in North Bethesda, MD. Mr. Sadeghy is also an Adjunct Professor and Director of the University of Maryland Trial Advocacy Program. He earned his bachelor's degree from the University of Maryland, College Park, and his Juris Doctor from the Washington & Lee University School of Law. He is a member of the bar in Maryland and the District of Columbia.

**Johanna Shreve** is the Chief Tenant Advocate of the District of Columbia since the inception of the Office of the Tenant Advocate in fiscal year 2006. She is responsible for the creation of this government agency whose primary mission is the legal protection of District tenants, creation of educational products and the design and coordination of community based programs. In addition, the office is responsible for the administration of a citywide emergency housing program. Ms. Shreve brings more than 20 years of affordable housing to this position and believes that all tenants are entitled to decent, safe and sanitary housing.

**William Smith** is the Front Desk Receptionist/General Clerk. He began his tenure with OTA as a summer youth worker. Impressed with his work ethics and willingness to learn the Chief Tenant Advocate brought him on board as a full-time employee. He is a graduate of Ballou High School and attended the University of the District of Columbia. He is a volunteer fire fighter.

**Dennis M. Taylor** is General Counsel for the agency. Among his other duties as OTA's General Counsel, Taylor has worked closely with Chief Tenant Advocate Johanna Shreve to enhance the professionalism of the Legal Services Division; hiring and mentoring a new Litigating Attorney and a Paralegal Specialist, developing increasingly effective means of securing tenant representation by outside counsel that is matched to the unique needs of tenant associations and individual tenants, and becoming a vigorous legal advocate for District of Columbia tenants and tenants' associations. After graduating from the Georgetown University Law Center in 2002, he served as an attorney at the Washington, D.C. law firm of Powers, Pyles, Sutter and Verville, where he specialized in higher education law. In 2005, he joined the District's Office of the Attorney General and Department of Consumer and Regulatory Affairs. While at DCRA, Taylor provided legal counsel for the Rent Administrator and the Condominium Conversion and Sales Administrator.

**Tamela Tolton** is the Staff Assistant and Emergency Housing Coordinator. She has been with the agency since May 2008. She came to the agency with a wealth of experience, including over 15 years of experience in office administration and management in the private sector.

## Stakeholder Meeting Dates for FY 13

(Meetings held 1pm-3pm at OTA)

October 24,  
2012

November 28,  
2012

January 24,  
2013

February 27,  
2013

March 27,  
2013

April 24,  
2013

May 29,  
2013

June 26,  
2013



Program 4000

# OTA Stakeholders

OTA regularly apprises advocates and other members of the rental housing community of legislative and regulatory developments, and provides opportunities -- including a monthly general meeting -- to participate in the development of policy goals and proposals (See Policy Advocacy Section).

To become a member, and to receive alerts and notices relating to Stakeholder Meetings, please visit [www.ota.dc.gov](http://www.ota.dc.gov) and click "Stakeholder Meetings."





Is your rental unit under **rent control?**

Are you **62** Years or older?

Do you have a **disability?**

**Schedule a Free** Workshop on  
Rent Control Protection for the Elderly and Persons with Disabilities  
By visiting [www.ota.dc.gov](http://www.ota.dc.gov)



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## Acknowledgements

The Office of the Tenant Advocate would like to acknowledge the tireless efforts of individuals and organizations that made this Summit possible.

### **Special Thanks To:**

The Honorable Eleanor Holmes Norton, D.C. Delegate to the U.S. House of Representatives  
The Honorable Vincent C. Gray, Mayor of the District of Columbia  
The Honorable Michael Brown, Councilmember, At-Large  
The Honorable Mary Cheh, Councilmember, Ward 3  
The Honorable Muriel Bowser, Councilmember, Ward 4  
The Honorable Tommy Wells, Councilmember, Ward 6  
The Honorable Yvette Alexander, Councilmember, Ward 7

All Tenant Associations and Tenants in Attendance  
All Exhibitors  
All Speakers and Moderators

### **Chief Tenant Advocate Johanna Shreve would like to thank all OTA staff for their contributions:**

Delores Anderson, Program Analyst  
Manuel Bolanos, Case Management Specialist  
Joel Cohn, Legislative Director  
Charles E. Davis, Program Analyst  
Horace Lassiter, Paralegal  
Christopher Lucas, Case Management Specialist  
Hicham Mokhtari, Case Management Specialist  
William "Zac" Mundy, Legal Intern  
Ramona Quillet, Attorney-Advisor  
Amir Sadeghy, Attorney-Advisor  
William Smith, General Clerk  
Dennis Taylor, General Counsel  
Tamela Tolton, Staff Assistant



The Annual Summit serves as a forum for educating tenants about the fundamentals of tenant protections in the District; for collaborating on emerging issues of concern to the tenant community; and for bringing together the District's many tenant associations.



For more information on the Office of the Tenant Advocate and the Annual Tenant Summit, please visit our website at [www.ota.dc.gov](http://www.ota.dc.gov)