

Fourth Annual Tenant & Tenant Association Summit

2011

OFFICE OF THE TENANT ADVOCATE
PUTTING PEOPLE FIRST.





4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011

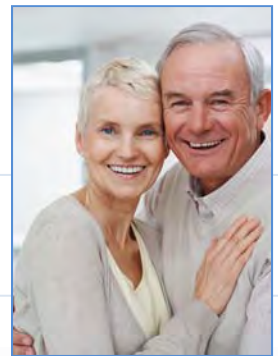


Welcome

On behalf of the D.C. Office of the Tenant Advocate, I welcome you to the District's Fourth Annual Tenant & Tenant Association Summit. This year's program is largely devoted to assessing the current state and the future of affordable rental housing in the District. We are all aware of the ongoing fiscal challenges confronting government programs and services at both the federal and District levels. We are using the Summit this year as an opportunity to take stock of the District's array of affordable housing tools, particularly those for renters: how does each of them help meet a critical need in the community; how -- and how well -- do they work collectively to provide a continuum of housing affordability and community stability; what budgetary challenges are in play federally and in the District; in these fiscal hard times, how should taxpayer dollars be prioritized and how can policy-makers make the best use of available resources? I am very grateful to have so many outstanding leaders at this year's Summit to offer their expertise and insight into these urgent issues. I am also grateful to each and every one of you for your presence and your participation here today. I encourage all District renters to stay active and involved in tenant community affairs throughout the year, in particular by attending the OTA's monthly stakeholder meetings on the fourth Wednesday of each month and letting us know 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 – 9:30am

Keynote Speaker

9:30 – 10:00 A.M.

Special Guest Remarks

10:15 – 10:30 A.M.

The Honorable Vincent C. Gray



10:30 – 12:00 NOON

Affordable Housing in the District –Where We Are and Where We Need to Be

12 NOON – 1:00 P.M.

Lunch / Luncheon Speaker

1:15—2:30 P.M.

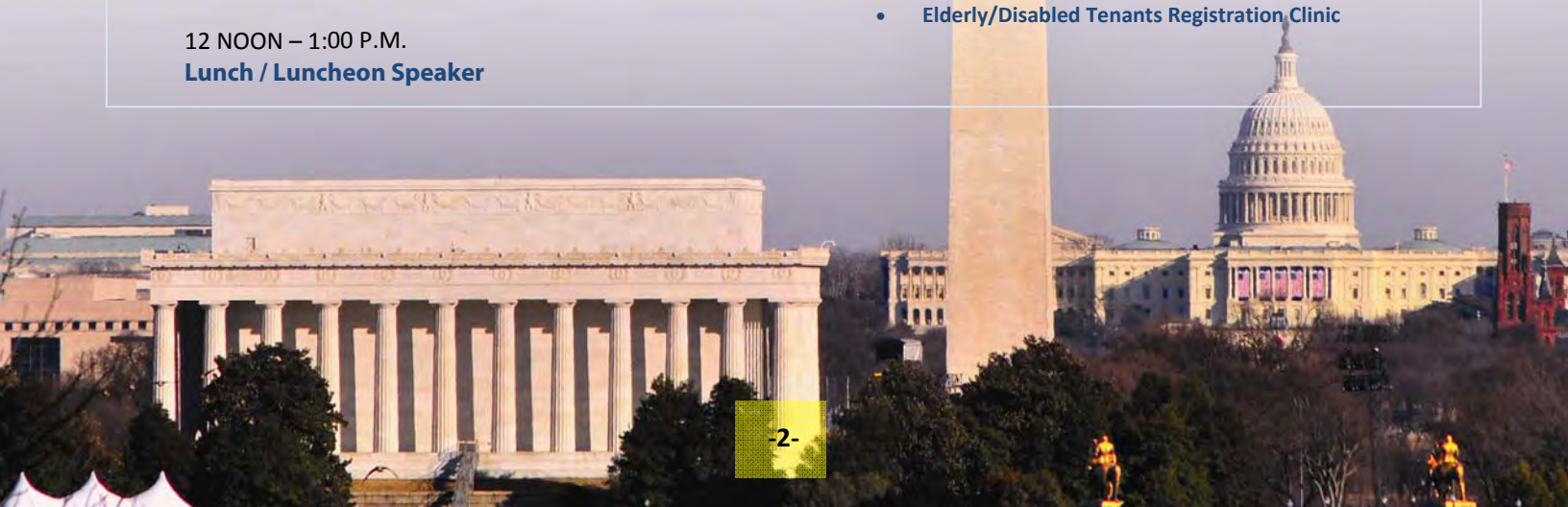
Concurrent Sessions:

- **The District's Affordable Housing Programs in a Rent Control Environment**
- **Developments in Federal Housing Programs and Potential Impacts for District Tenants**
- **Ways Tenant Associations Can Help Tenants**
- **Rent Control & Rental Housing Act Reform**
- **Tenants' Rights Basics 101: What Every DC Tenant Needs to Know!**

1:00—3:00 P.M.

Clinics to Help Tenants On Individual Basis

- **Tenant Legal Consultation Clinic**
- **Elderly/Disabled Tenants Registration Clinic**





4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Summit Schedule Detail

8:00 – 9:00 A.M.

Registration

9:00 – 9:10 A.M.

Welcome

Johanna Shreve
Chief Tenant Advocate

9:10 – 9:30 A.M.

Keynote

Johnny Barnes
Executive Director
ACLU-Nation's Capital

9:30 – 10:00 A.M.

Special Guest Remarks

The Honorable Mary Cheh, Councilmember Ward 3
The Honorable Muriel Bowser, Councilmember Ward 4
The Honorable Harry Thomas, Councilmember Ward 5

10:15 – 10:30 A.M.

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

10:30 – 12:00 P.M.

Affordable Housing in the District – Where We Are and Where We Need to Be

In 2003, the District established an affordable housing task force to “assess the quality and availability of housing for households at all income levels in the District of Columbia.” In 2006, the task force issued a detailed 15-year plan to accomplish these goals and this past July the Brookings Institution issued a 5-year progress report. This panel will provide an overview of both the 2006 plan and the 2011 progress report, and will offer perspectives on “where we need to be” as well as “where are we now.”

Moderator

Johanna Shreve
Chief Tenant Advocate

Panelists

Alice Rivlin, Senior Fellow
Brookings Institution

Benjamin Orr, Research Analyst,
Brookings Institution

Victor Hoskins, Deputy Mayor for
Policy & Economic Development

Harry Sewell, Executive Director
D.C. Housing Finance Agency



12 NOON – 1:00 P.M.

Lunch/ Luncheon Speaker

Mark Plotkin

Political Commentator and Analyst, WTOP 103.5 FM

1:15 – 2:30 P.M. (Room 4AB)

The District's Affordable Housing Programs in a Rent Control Environment

This session will offer a more specific review of the District's affordable housing programs, particularly those aimed at renters, in terms of each program's goals, successes, challenges, and funding trends. Panelists will discuss their recommendations for enhancing the availability, quality, and continuum of affordable rental housing in the District. The interplay between these programs and rent control, the District's only non-subsidized affordable housing tool, will also be discussed.

Moderator

Johanna Shreve
Chief Tenant Advocate

Panelists

The Honorable Michael A. Brown, At-Large Member of the D.C. Council

Theresa Lewis, Acting Rent Administrator, D.C. Department of Housing and Community Development

Jenny Reed, Policy Analyst, DC Fiscal Policy Institute

Bob Pohlman, Executive Director, Coalition for Nonprofit Housing & Economic Development



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Summit Schedule Detail

1:15 – 2:30 P.M. (Auditorium) **Developments in Federal Housing Programs and Potential Impacts for District Tenants**

This session will review recent developments in federal housing programs, including proposals to address economic, budgetary, and policy challenges, and the potential impacts on the District's public housing and section 8 tenants. Possible topics will include recent federal housing budgets, the federal debt ceiling agreement, and proposals for public-private partnerships to address the capital needs of the nation's public housing stock.

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

Panelists **Adrienne Todman**, Executive Director, DC Housing Authority

Linda Leaks, Affordable Housing Organizer, Empower DC

Mary Ann Henderson, Director, U. S. Department of Housing and Urban Development --Baltimore Multifamily Hub

Linda Couch, Senior Vice President for Policy, National Low Income Housing Coalition

1:15 – 2:30 P.M. (Room 5AB) **Ways Tenant Associations Can Help Tenants**

This session will address how your tenant association can help all residents, for example, by discussing the importance of renters' insurance. Senior residents in particular can be helped, for example, by assisting them in registering for the lower rent cap that they are entitled to under the District's rent control law, and by providing information about guardianship, wills, power of attorney (POA) and other personal designee matters. Learn how to make your association a vehicle for improving the quality of life of its members.

Moderator **Delores Anderson**, Case Management Specialist, D.C. Office of the Tenant Advocate

Panelists **Jennifer Berger**, Supervisory Legal Aid Attorney, AARP Legal Counsel for the Elderly

2:45 – 4:00 P.M. (Room 4AB) **Rent Control & Rental Housing Act Reform**

This session will review rent control reform proposals that emerged before and after last year's reauthorization of the Rental Housing Act of 1985, with an emphasis on priority items that panelists believe the Council should act upon right away.

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

Panelists **Drew Hubbard**, Committee Clerk, D.C. Council Committee on Housing and Workforce Development

David Conn, Attorney, Tenant Action Network

Mary Young, Chairperson, Idaho Terrace Tenant Association (Chair, OTA Working Group on Rent Increases)

Tom Gregory, Member of the Board of Directors, 4000 Mass. Ave. Tenant Association (Chair, OTA Working Group on Housing Provider Petitions)

Cynthia Pols, Vice President, Briarcliff Tenant Association (Chair, OTA Working Group on Enforcement)

2:45 – 4:00 P.M. (Room 5AB) **Tenants' Rights Basics 101: What Every DC Tenant Needs to Know! (Spanish and English)**

This session is designed to inform Spanish and English-speaking tenants about the basic rights of tenancy in the District regarding leases, security deposits, the right to certain information about the property, rent control when it applies, habitability, quiet enjoyment, housing discrimination, retaliation, the right to organize, conversions and sales, relocation assistance, and evictions.

Presenters **Jennifer Berger**, Supervisory Legal Aid Attorney, AARP Legal Counsel for the Elderly

Manuel Bolanos, Case Management Specialist, D.C. Office of the Tenant Advocate

Hicham Mokhtari, Language Access Coordinator, D.C. Office of the Tenant Advocate



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



On-Site Clinics

1:00 – 3:00 P.M. (Room 1BC)

Tenant Legal Consultation Clinic

Do you have a legal issue regarding your tenancy? The attorneys of the Office of the Tenant Advocate 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.

1:00 – 3:00 P.M. (Room IA)

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)



Summit Exhibitors

AARP/Legal Counsel for the Elderly
Latino Economic Development Corporation DC
AARP Legal Counsel for the Elderly
DC College Savings Plan
DC Department of Insurance, Securities and Banking
DC Office of Disability Rights
Department of Consumer & Regulatory Affairs

Dept .of Housing and Community Dev. (DHCD)
Housing Counseling Services
Howard University School of Law Fair Housing Clinic
Latino Economic Development Corporation
Multi-Door Dispute Resolution
My Green Neighborhood/MGN Solar
Neighborhood Legal Services Program
Public Service Commission





4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Speaker Bios

Johnny Barnes currently serves as the Executive Director of The American Civil Liberties Union of the Nation's Capital, where he champions D.C. Statehood and has fought against the erosion of Constitutional rights through the proliferation of video surveillance cameras in D.C.; warrantless searches by the D.C. Police; police checkpoints in the Trinidad Neighborhood; and the Secure Communities program on behalf of D.C.'s immigrant population.



Previously, he served as a Congressional staff for more than a quarter of a century, including as Chief of Staff for three Members of Congress. He has taught law and college courses at area schools; practiced law in the District of Columbia and the Virgin Islands; and served on a number of government commissions, including the D.C. Human Rights Commission and a Special Task Force that resulted in the award of billions of dollars for small minority farmers due to ill-treatment by the federal government and discrimination by rural loan officers. Barnes is particularly proud of the role he played in helping to create the "Street Law" Program at Georgetown University Law Center -- a program that began in two D.C. High Schools and is now taught in schools and prisons throughout the United States and in thirty-five foreign countries.

A Distinguished Military Graduate, Commissioned and Honorably Discharged, Regular Army, Combat Engineer Officer, Barnes graduated, Cum Laude, from Central State University and received his Juris Doctor Degree from Georgetown University Law Center. He is the Father of two grown sons, a grown daughter and two grandchildren.

Jennifer Berger is the supervisor of the Alternatives to Landlord/Tenant Court for the Elderly Project and Brief Services Unit of AARP Legal Counsel for the Elderly. Berger was a general civil attorney at Maryland Legal Bureau, Inc. for five years and Housing Supervisor at the Legal Aid Society of the District of Columbia for two years. She is a graduate of Bucknell University and the State University of New York at Buffalo Schools of Law and Social Work.

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



In her first full term on the Council, Councilmember Bowser now chairs the Committee on Government Operations and is the Council's representative on the Washington Metropolitan Area Transit Authority's (WMATA) Board of Directors. This committee is responsible for matters relating to elections, campaign finance, general services, personnel, grants management, government procurement, matters relating to the general operations and services of government, and matters relating to WMATA. She has previously chaired the Committee on Libraries, Parks and Recreation and the Committee on Public Services and Consumer Affairs. Councilmember Bowser strongly believes that effective grassroots leadership changes communities. She was twice elected to serve her Riggs Park neighborhood as Advisory Neighborhood Commissioner and served in executive posts in ANC 4B, the Lamond Riggs Citizens Association, and the Ward 4 Democrats. She now works in partnership with Ward 4's Advisory Neighborhood Commissions, neighborhood associations and business groups.

Councilmember Bowser 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.





4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Speaker Bios

Raised with a keen sense of civic responsibility, pride and activism,

Councilmember

Michael A. Brown credits his parents, Alma and the late Ronald H. Brown (former Chairman of the Democratic Party and U.S. Secretary of Commerce under President Clinton), for his dedication to service to others, particularly those in underserved and challenged communities.



Prior to being elected as an At-Large Member of the D.C. Council in 2008, Michael A. Brown was active in the DC community for many years, particularly as an advocate for youth and seniors, for support of public schools, and for HIV-AIDS awareness. He has served on the boards of numerous organizations, including the Whitman Walker Clinic, the DC Boxing and Wrestling Commission, the Constituency for Africa, and many others. He was twice appointed as a member of the United States Presidential Delegation to Africa and was a member of the Council on Foreign Relations. He also co-founded the Ronald H. Brown Foundation -- which promotes educational and entrepreneurial opportunities for young people and people of color around the world.

On the D.C. Council, Councilmember Brown serves as the Chair of the Committee on Housing and Workforce Development, where he is keenly focused on developing and preserving affordable housing as well as strengthening adult education, job readiness and job opportunities for DC residents, and is also a leader on DC statehood and voting rights efforts.

Councilmember Brown is a third generation Washingtonian, the proud parent of twin teenage sons, a Ward 4 resident, and an active member of the Nineteenth Street Baptist Church in Northwest DC.

Councilmember

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 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.

Please visit us online after the Summit to learn more about the OTA and to **take our Post Summit Survey!**

www.ota.dc.gov



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Speaker Bios

David Conn is an attorney employed at the Federal Trade Commission, specializing in competition law. He has worked at the FTC for over 25 years. His interest in tenant issues began about 25 years ago when he and fellow tenants at the Berkshire Apartments challenged a \$130 per month capital improvement increase. After that case was settled, Mr. Conn became active in tenant advocacy, assisting tenants in litigation, organizing and fighting for stronger tenant protection laws at the D.C. Council. Mr. Conn played a central advocacy role in successful efforts to reform the tenant right of purchase law in 2005 and the rent control law in 2006.

Linda Couch is the Senior Vice President for Policy of the National Low Income Housing Coalition. Linda oversees NLIHC's policy team and focuses her work focuses on public and assisted housing issues, budget and appropriations, the National Housing Trust Fund, and other issues. Linda has been with NLIHC in various roles since 1995, except for three years working on very low income housing issues for the American Association of Homes and Services for the Aging. Linda has a background in state governmental affairs, working for a private consulting firm and as a fellow in the Connecticut General Assembly's Office of Legislative Research. Linda has a Masters of Public Affairs from the University of Connecticut and a B.A. in philosophy from George Washington University. Linda lives in Mount Rainier, Maryland with her husband and two young children.

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 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 communication and conflict resolution at local universities. He has worked as an assistant to a United States congressman and to a United States senator. He is a certified mediator.

Victor L. Hoskins is the District of Columbia's Deputy Mayor for Planning and Economic Development, where he is responsible for implementing Mayor Vincent C. Gray's vision for jobs and economic development. As Deputy Mayor, Hoskins heads the Office of the Deputy Mayor for Planning and Economic Development (DMPED), which is the District's lead agency in coordinating policies and initiatives with respect to affordable housing, business attraction and retention, as well as workforce and economic development.



Hoskins has also served as the Cabinet Secretary of the Department of Housing and Community Development for the



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Speaker Bios

Baltimore Department of Housing and Community Development, Senior Vice President at Urban America, LP, and Assistant Secretary for the Maryland Department of Business and Economic Development. He is a graduate of Dartmouth College and earned his Master's in City Planning at the Massachusetts Institute of Technology. Additionally, Hoskins studied development finance at Harvard University's Kennedy School of Government. He is a member of the American Planning Association. Hoskins resides in the District of Columbia with his wife.

Mary Ann Henderson is currently the Director of the Multifamily Hub in Baltimore, which has oversight of the multifamily housing portfolio in Maryland, Virginia, and Washington. She has held this position for the last seven years. Ms. Henderson was born in Norfolk, Virginia, attended Mary Washington College of the University of Virginia in Fredericksburg, Virginia, graduating in 1972 and then earned a Master's degree in American Government from American University in Washington, DC in 1974. Shortly thereafter, she began working as an Urban Intern at the Department of Housing and Urban Development in HUD Headquarters, Washington, DC. After a brief stint at HUD Headquarters, Ms. Henderson joined the Multifamily Housing Production Branch in the Baltimore Field Office where she took a position as a Multifamily Housing Representative, working with the FHA insurance programs, public housing development, and housing for the elderly and disabled. In 1986, she became the Chief of Multifamily Housing Production, and held that position until 1997, when she became the Director of Operations for the Multifamily Housing Hub, which encompasses Maryland, Virginia, and the District of Columbia. In 2002, Ms. Henderson became the Director of the Multifamily Hub, which has oversight of approximately 1800 properties, both market rate and assisted apartment developments. The Baltimore Hub is one of the highest production offices in the country, closing 40 to 60 projects every year, and also has the distinction of being one of the highest dollar volume (in mortgages) offices in the nation. Ms. Henderson currently supervises three Multifamily Program Centers, (Baltimore, Richmond, and Washington, DC). Outside of HUD, she is Chairman of the nonprofit Midtown Development Corporation in downtown Baltimore whose mission is to help revitalize downtown residential neighborhoods, a Director on the Charles Street Development Corporation, a nonprofit that focuses on central business district redevelopment (retail and commercial) and transportation issues, and most recently member of a Choice Neighborhood Task Force (funded in March 2011) to revitalize Central West Baltimore.

Linda Leaks is Co-Founder and staff organizer with EmpowerDC (District of Columbia Grassroots Empowerment Project). She has more than thirty years experience as a grassroots organizer, particularly around tenants' rights issues. In the late 90's she spent 10 years helping residents of a 90-unit public housing development fight for and win ownership of their property as a Limited Equity Housing Cooperative. She is also the initiator of a 15-unit housing cooperative for social justice activists here in the District of Columbia.

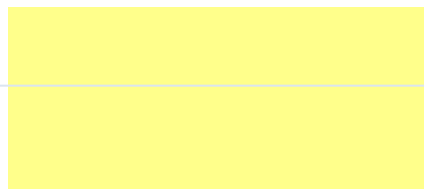
Become involved in OTA monthly Stakeholders Meetings by signing up for the schedule online
www.ota.dc.gov

Mark Plotkin is the political commentator and analyst for WTOP Radio. He was formerly the political analyst at WAMU. Since arriving at WTOP in 2002, his political analysis includes D.C., Maryland, Virginia and national politics. Plotkin is also the host of - "The Politics Program with Mark Plotkin," which airs on WTOP and NewsChannel 8 where he was also a political analyst from 2004 through 2006. He was a columnist for the "Legal Times" for seven years in the 1990's, penning commentary called "The Local Angle."



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





4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



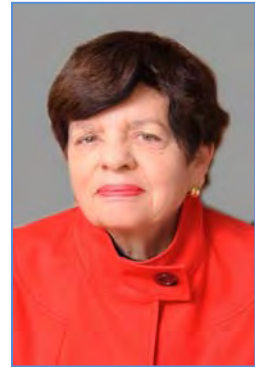
Speaker Bios

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.

Bob Pohlman has been the Executive Director of the Coalition for Nonprofit Housing and Economic Development (CNHED) in the District of Columbia since its formation in 2000. The Coalition consists of 130 organizations engaged in the production, financing and support of affordable housing and neighborhood based economic development in the District of Columbia. CNHED carries out an active agenda that includes communications, advocacy, training, research and the distribution of information. His current position follows a 23-year career in the District of Columbia Government, where he served in a number of financial and housing positions including Comptroller, Deputy Director, and Director of the D.C. Department of Housing and Community Development, Deputy Mayor for Finance, and Chief Financial Officer of the District of Columbia. He has served as a member of the DC Tax Revision Commission, the Comprehensive Housing Strategy Task Force and as Chair of the Housing and Community Development Reform Advisory Commission. More recently he co-chaired Mayor Gray's Sustainable Housing and Community Development Transition Working Group. He is a member of the Board of Directors of Manna, Inc. and serves on the District of Columbia Housing Authority Advisory Committee, BB&T DC CRA Steering Committee and the PNC Community Advisory Committee.

Cynthia Pols is a telecommunication attorney and a broadband consultant who represents municipalities, counties, and local government consortia on a wide range of broadband and other communication issues. Before establishing her own business in 1990, she served as the General and Legislative Counsel to the National League of Cities for 10 years. She holds a law degree from the University of Maine and an undergraduate degree from Smith College. She has written extensively for the municipal audience, including hundreds of articles and several guidebooks.

Alice M. Rivlin is an economist specializing in fiscal, monetary and social policy. She is a Senior Fellow at the Brookings Institution's Economic Studies Program and Visiting Professor at Georgetown University's Public Policy Institute.



Ms. Rivlin's illustrious public service and public policy career includes serving as Vice Chair of the Federal Reserve Board (1996-99); Director of the White House Office of Management and Budget (1994-1996); Chair of the D.C. Financial Management Assistance Authority (1998-2001); founding Director of the Congressional Budget Office (1975-83); Director of the Economic Studies Program at Brookings (1983-87); President of the American Economic Association (1986); Director of the Brookings Greater Washington Research Program (2001-2011); Presidentially-appointed member of the Commission on Fiscal Responsibility and Reform (The Simpson Bowles Commission)(2010); and Co-chair of the Bipartisan Policy Center's Task Force on Debt Reduction (2010). She received the MacArthur Foundation Prize Fellowship in 1983 and the Moynihan Prize in 2008. In 2008, the Council for Excellence in Government named her one of the greatest public servants of the last 25 years.

She has taught at Harvard, George Mason, and The New School Universities, regularly contributes to newspaper, television, and radio, and co-edited the Brookings series, Restoring Fiscal Sanity. Her books include Systematic Thinking for Social Action (1971), Reviving the American Dream (1992), and Beyond the Dot.coms (with Robert Litan, 2001).

Ms. Rivlin was born in Philadelphia and grew up in Bloomington, Indiana. She received a B.A. in economics from Bryn Mawr College and a Ph.D. from Radcliffe College (Harvard University) in economics. She is married to economist Sidney G. Winter and has three children and four grandchildren.

Benjamin Orr joined Greater Washington Research at Brookings in 2008 after completing his Masters in Public Administration from the School of Public Affairs at Baruch College, City University of New York (CUNY). His work focuses on a variety of regional issues, including transportation and infrastructure, affordable housing,



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



Speaker Bios

criminal justice, and demographic and economic trends. Previously Mr. Orr was a research assistant at the New York Census Research Data Center, and a research associate at both the Center on Terrorism at John Jay College (CUNY) and the CUNY Institute for Demographic Research. Mr. Orr holds a B.A. in history from the University of Missouri-Rolla (now known as the Missouri University of Science and Technology).

Harry D. Sewell has more than three decades of public and private sector housing experience. He has been the Executive Director & CEO of the D.C. Housing Finance Agency since June 2006. During his professional career, he has held many senior-level positions in housing agencies on the East Coast as well as executive positions within private sector real estate development and management companies. Over the course of his career, Mr. Sewell has been involved in the financing of over \$1 billion in residential and mixed-use development. Mr. Sewell has served on several boards and held key positions in numerous industry organizations including being a board member for the National Organization of African Americans in Housing; the Maryland Affordable Housing Coalition; the Local Advisory Committee for LISC, DC; HAND and Commissioner for the Philadelphia Housing Authority. He has a B.A. in Labor Management Relations from the Pennsylvania State University in State College, Pennsylvania.

Jenny Reed is a Policy Analyst at DCFPI where she focuses on income and poverty trends, affordable housing, and budget transparency. Reed joined DCFPI after completing her Master's in Public Policy at George Washington University. While in school she worked as an Instructional Assistant at GWU and completed a summer internship at the Congressional Research Service, working in the Children and Families section. Before graduate school she spent several years working for organizations that provided direct service work to children and adults with severe mental illnesses. Ms. Reed also holds a Bachelors degree in Psychology from the University of Rhode Island.

Harry "Tommy" Thomas, Jr. was sworn into office in January 2011 for a second term to represent Ward 5 on the Council of the District of Columbia. Councilmember Thomas is the son of late three-term Ward 5 Councilmember Harry Thomas, Sr., and former D.C. Public School principal Romaine B. Thomas. He attended D.C. Public Schools and graduated from Woodrow Wilson High School and holds a degree in Public Relations/Marketing from Bowie



State University. He served as Vice President of Public Affairs for the Public Benefits Corporation (formerly D.C. General Hospital). Over the past two decades, he has been involved in a wide range of community activities. He is a former Advisory Neighborhood Commissioner; has served as Chair of the Woodridge Health Clinic; is a past President of the D.C. Young Democrats and a former At-Large elected member of the D.C. Democratic State party; has worked for the national Democratic Party, holding the office of Treasurer; and has served as the Adult and Youth Chair of the Neighborhood Planning Council. Councilmember Thomas is a member of the YMCA, NAACP, Omega Psi Phi Fraternity, and Woodridge Boys and Girls Club. He is married to Diane Romo Thomas, MSW. They are active sports enthusiasts, and their children share their spirit of competition and sportsmanship.

Adrienne Todman became Executive Director of the District of Columbia Housing Authority (DCHA) in December 2010, after serving as Interim Executive director since October 2009. Previously, she was the DCHA Deputy Executive Director for Administration & External Affairs. She brings almost two decades of federal and local government experience to her new role. She was the Legislative Director in the office of then-Congressman Ron de Lugo where she worked on national housing, education, and transportation legislation. After leaving the House of Representatives, she worked at the U.S. Department of Housing and Urban Development (HUD) both in the Office of Public and Indian Housing, and then as a Special Assistant on Policy and Programs to then-Secretary of HUD Andrew Cuomo. During her tenure at HUD, Ms. Todman had the honor of managing the competition of the national HOPE VI grant program that funds the revitalization of distressed public housing communities.

Ms. Todman serves on the board of the National Organization of African Americans in Housing and 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.

Mary Young has lived in Washington, DC since 1983. She has almost twenty years of experience as the manager of a small business and fifteen years of experience at an international nonprofit educational-charitable organization based in Washington and New York. She has been active in tenant matters since 2004 and is one of the founding members and current chair of her tenant association. She earned two Bachelors of Arts degrees from Fordham University, one in philosophy and the other in sociology. She pursued a higher degree in Systematic Theology from the Washington Theological Union in Maryland.



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



OTA 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 DC, 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.

Andrew Gibbs is an Attorney-Advisor for the agency. He joined the Office in August of 2009. Previously, Mr. Gibbs worked in the litigation department of the international law firm Skadden, Arps, Slate, Meagher & Flom, LLP. Prior to joining Skadden, he was an associate at Albright & Rhodes, LLC, a Rockville, Maryland firm, where his practice focused on criminal defense and civil litigation. He has volunteered for the ACLU of the National Capitol Area, providing local counsel, supervision, and technical assistance to their attorneys. Mr. Gibbs earned his Bachelor's Degree from Eckerd College and completed his Juris Doctor at the American University, Washington College of Law, graduating magna cum laude. He is a member of the Bar in Maryland and the District of Columbia.

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.

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.



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



OTA Bios

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 ethic s 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.

Linda Sun has been with OTA since September, 2007 and is a Case Management Specialist. She spent a decade in real estate and insurance sales before attending the District of Columbia School of Law where she took Housing Clinic. Later, she interned in judges' chambers at the Superior Court of the District of Columbia. While president of her tenants' association she challenged the housing provider for violating their TOPA rights, and successfully litigated pro se at both the Landlord & Tenant Branch and at the Office of Administrative Hearings. A native of Shanghai she worked in China putting together joint ventures in real estate on behalf of a New York developer. In addition to a law degree she holds an MBA in Marketing from Pace University and a BA in Biology from the College of St. Teresa.

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.

Do you have a **question** that was unanswered at the Summit?

Get your answer by visiting OTA online and clicking "**Ask the Director**"

www.ota.dc.gov



4th Annual Tenant & Tenant Association Summit



Kellogg Conference Center

September 17, 2011



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 Vincent C. Gray, Mayor of the District of Columbia
- The Honorable Mary Cheh, Councilmember Ward 3
- The Honorable Muriel Bowser, Councilmember Ward 4
- The Honorable Harry Thomas, Councilmember Ward 5
- The Honorable Michael A. Brown, Councilmember At-Large

Johnny Barnes, Executive Director, The American Civil Liberties Union of the Nation's Capital
 Alice Rivlin, Senior Fellow, Brookings Institution

- 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, Case Management Specialist
- Manuel Bolanos, Case Management Specialist
- Joel Cohn, Legislative Director
- Charles E. Davis, Program Analyst
- Andy Gibbs, Attorney Advisor
- Horace Lassiter, Paralegal
- Christopher Lucas, Case Management Specialist
- Hicham Mokhtari, Language Access Coordinator
- Amir Sadeghy, Attorney Advisor
- William Smith, General Clerk
- Linda Sun, Case Management Specialist
- Dennis Taylor, General Counsel
- Tamela Tolton, Staff Assistant



Jeanne Williams
July 30, 1950 - July 31, 2011



The OTA dedicates this year's Annual Tenant And Tenant Association Summit to the memory of Jeanne Williams, whose stalwart and selfless devotion to the tenant community serves as an example for the rest of us.



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