



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •  
WOODLAND-NORMANSTONE • WOODLEY PARK

*Single Member District Commissioners*  
01-Hayden Gise; 02-Adam Prinzo; 03-Janell Pagats  
04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon  
07- Gawain Kripke; 08-Rick Nash

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**ANC3C Resolution 2023-CONSENT**  
**Regarding Supporting Tenants' Rights and Rent Stabilization in ANC 3C**

WHEREAS ANC 3C believes housing is a human right, and has supported increasing affordable housing within its boundaries<sup>1</sup>;

WHEREAS approximately 50% of all housing units in Ward 3 are occupied by renters<sup>2</sup>;

WHEREAS rent-stabilized housing, pursuant to the Rental Housing Act of 1985, as amended, and often referred to as rent-controlled housing, is affordable to a broad cross section of ANC 3C and District residents;

WHEREAS the Rental Housing Act of 1985 (DC Law 6-10) as amended (the Act), which is codified at DC Official Code § 42-3501.01 et seq (referred to as *current rent stabilization law* in this resolution) applies to approximately 90,000 households in DC, where units in smaller buildings with four or less units can move in and out of rent stabilization;

WHEREAS an exemption from rent stabilization under the current rent stabilization law includes rental units that are built after 1975;

WHEREAS under the current rent stabilization law, landlords can potentially raise rents to a maximum of 2% annually on top of the amount of the increase in the Consumer Price Index (CPI-W), with an exception for the extra 2% for seniors and people with disabilities;

WHEREAS the Rental Housing Commission has adopted a maximum of 5% increase for seniors and those with disabilities and a maximum of 8.9% increase for all other renters for the period May 1st, 2023 to April 30th, 2024;<sup>3</sup>

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<https://anc3c.org/wp-content/uploads/2022/11/ANC3C-Resolution-2022-019-Resolution-in-support-of-the-Green-New-Deal-for-Housing-Amendment-Act-of-2022.pdf>

<https://anc3c.org/wp-content/uploads/2021/02/ANC3C-Resolution-2020-002-Supporting-Comprehensive-Plan-proposals-for-the-Cleveland-Park-Commercial-area-on-Connecticut-Avenue.pdf>

<sup>2</sup> U.S. Census Bureau (2021). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Ward 3, DC

<<http://censusreporter.org/profiles/61000US11003-ward-3-dc/>>

3

<https://ota.dc.gov/release/rent-increase-caps-rent-control-year-2023-5-elderlydisability-tenants-89-all-other-tenants>

WHEREAS voluntary agreements have provided landlords the ability to raise rents beyond the current rent stabilization law (for example, see [here](#)<sup>4</sup>);

WHEREAS the Mayor's Cash 2 Covenant<sup>5</sup> program incentivizes the conversion of housing stock, including rent-stabilized units, to housing units with affordability covenants, thereby potentially decreasing the number of rent-stabilized units;

WHEREAS housing costs in Ward 3 keep rising due to lack of housing and affordable housing;

WHEREAS according to an investigation by the Washington Post, the District of Columbia Housing Authority (DCHA) has been overpaying landlords to house residents utilizing vouchers by a total potentially over millions of dollars;<sup>6</sup>

WHEREAS the U.S. Department of Housing and Urban Development states: "Ensuring rent reasonableness is very important for effective program operations. If a PHA approves rents that are too high, government funds are wasted and limited housing subsidies are squandered. Alternatively, if rents are approved at levels lower than comparable units in the private market, better owners and higher quality units are discouraged from participating in the program. In addition, families may be inappropriately restricted in where they can live."<sup>7</sup>;

WHEREAS in May 2022, in a lawsuit brought by the DC Attorney General against Equity Management, a D.C. Superior Court judge determined that Equity Management violated the city's Consumer Protection Procedures Act, and Equity Management was ordered to pay about \$985,100 to the tenants who were harmed;<sup>8</sup>

WHEREAS ANC 3C has four properties in its boundaries that have rent-stabilized units and are managed by Borger Management Inc.: Parkwest at 2929 Connecticut Ave NW, The Parkway at 3220 Connecticut Ave NW, The Rodman at 3002 Rodman St. NW, and Sedgwick Gardens at 3726 Connecticut Ave NW;

WHEREAS the four buildings managed by Borger Management Inc. were previously managed by Daro Management Services;

WHEREAS Daro Management Services was ordered to pay a civil penalty for Daro's illegal discrimination against renters in the District who use Section 8 housing vouchers and other forms of housing assistance<sup>9</sup>;

WHEREAS the residents and employees of the four buildings managed by Borger Management Inc. have been enduring documented violence, unsafe and unsanitary building and unit conditions, and communication issues with management;

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<sup>4</sup> <https://ggwash.org/view/76237/dc-rent-control-laws-topa-housing-harvard-hall>

<sup>5</sup> <https://mayor.dc.gov/release/mayor-bowser-unveils-new-tools-add-affordable-housing>

<sup>6</sup>

<https://www.washingtonpost.com/investigations/2023/02/15/dc-housing-authority-overpays-landlords/>

<sup>7</sup> [https://www.hud.gov/sites/dfiles/PIH/documents/HCV\\_Guidebook\\_Rent\\_Reasonableness.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/HCV_Guidebook_Rent_Reasonableness.pdf) page 2

<sup>8</sup> [D.C. Attorney General Karl Racine wins \\$2 million for tenants affected by 'deceptive' rent increases - The Washington Post](#)

<sup>9</sup> <https://oag.dc.gov/release/ag-racine-announces-largest-civil-penalty-housing>

WHEREAS the DC government has failed to provide sufficient wraparound services for residents transitioning to multifamily living;

WHEREAS some of the buildings managed by Borger Management Inc. in ANC 3C do not have tenants' associations.

BE IT RESOLVED that ANC 3C urges DCHA to analyze its practices and reform the method used to calculate rent to pay landlords by using HUD recommendations regarding 'rent reasonableness', while still making sure those who want to live in ANC 3C are able to do so.

BE IT RESOLVED that ANC 3C urges DHCD to put tenant protections in place against 'deceptive' rent increases.<sup>10</sup>

BE IT FURTHER RESOLVED that ANC 3C urges DCHA and Department of Health Services to establish and maintain coordinated casework once a resident is placed, provide concrete transition assistance, regular behavioral health check-ins so that every resident has an opportunity to live in ANC 3C with dignity.

BE IT FURTHER RESOLVED that ANC 3C urges the Department of Buildings to inspect the four buildings managed by Borger Management Inc. and provide them suggestions to improve livability and safety.

BE IT FURTHER RESOLVED that ANC 3C requests the Department of Buildings urge Borger Management Inc. to provide 24-hour security onsite to their four buildings in ANC 3C.

BE IT FURTHER RESOLVED that ANC 3C strongly supports the formation of a tenants' association at The Parkway at 3220 Connecticut Ave NW and will support similar tenants' associations at other buildings as well.

BE IT FURTHER RESOLVED that ANC 3C strongly supports the protection of existing rent-stabilized housing in ANC 3C, Ward Three and throughout the District, and the expansion of rent stabilization to more multi-unit buildings (buildings of four units or more) where it does not exist, such as buildings with exclusively market-rate units.

BE IT FURTHER RESOLVED that ANC 3C strongly supports amending the rent stabilization law to eliminate the 2% annual maximum increase in rent on top of the CPI for all tenants with units coming vetted under rent stabilization.

BE IT FURTHER RESOLVED that ANC 3C opposes the maximum 8.9% increase in rent-stabilized rents in 2023;

BE IT FURTHER RESOLVED that ANC 3C strongly supports eliminating voluntary agreements permanently, as they were temporarily through D.C. Law 23-246 Voluntary Agreement Moratorium Amendment Act of 2020.<sup>11</sup>

BE IT FURTHER RESOLVED that ANC 3C strongly supports changing the static building exemption date from after 1975 and replacing it with a dynamic date to a fixed number of years from when the building was constructed.

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<sup>10</sup> [D.C. Attorney General Karl Racine wins \\$2 million for tenants affected by 'deceptive' rent increases - The Washington Post](#)

<sup>11</sup> <https://code.dccouncil.gov/us/dc/council/laws/23-246>

BE IT FURTHER RESOLVED that ANC 3C urges DCHA and the Executive to maintain the public housing assets we have throughout the city, and to facilitate building new affordable housing in ANC 3C through multiple methods in order to bring housing costs down, and not use strategies such as the Cash 2 Covenant program that does not create new units and can potentially reduce rent-controlled units.

BE IT FURTHER RESOLVED that ANC 3C urges DCHA and the Executive to maintain and update a publicly accessible database of rents citywide as mandated by law<sup>12</sup> beyond what is currently present<sup>13</sup>.

BE IT RESOLVED that the ANC authorizes the Chair and the Commissioners from 3C03 and 3C05 to represent the Commission on this matter.

**Attested by**



Janell Pagats  
Chair, on March 20, 2023

*This resolution was approved by voice vote on March 20, 2023, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.*

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<sup>12</sup> [§ 42-3502.03c. Public Accessible Rent Control Housing Database. | D.C. Law Library \(dccouncil.gov\)](#)

<sup>13</sup> [Search Rent Control Records Online | dhcd \(dc.gov\)](#)