

Advisory Neighborhood Commission 1C

Adams Morgan

December 13, 2005

A scheduled public forum meeting of Advisory Neighborhood Commission 1C was held on Tuesday, December 13, 2005 at Mary's Center. Chairperson Alan Roth called the meeting to order at 7:10 p.m. Approximately 50 members of the public attended the meeting.

In attendance were Commissioners Alan Roth (1C01), Andy Miscuk (1C05), and Lynn Taylor (1C08), and Commissioner-elect/Commissioner Wilson Reynolds (1C07)*.

Following Commissioner and community announcements, Commissioner Roth introduced the topic of the public forum, which was "Tenants' Rights and Related Landlord/Tenant Issues." The following speakers were then recognized for approximately 10 minutes each to address the topics described below:

- Ward One Councilmember Jim Graham, discussed recent Council legislation and hearings to protect tenants and their rights, including closure of the 95/5 loophole, enactment of emergency legislation on December 6th to tighten the requirements for obtaining 120-day notices to vacate under section 501(f) of the Rental Housing Act, and efforts to strengthen rent control.
- Mr. Keith Anderson, Acting Rent Administrator, DCRA, described the rent control laws and the rights of both tenants and landlords under those laws, as well as the process by which various types of rent increases and various types of opposing tenant petitions may be considered.
- Julie Becker, Esquire, of the Legal Aid Society, explained the legal grounds tenants have for opposing evictions and rent increases, and discussed generally the kinds of legal strategies that can be employed to oppose landlord actions that are alleged to be illegal.
- Natalie LeBeau and Mariana Elias of Housing Counseling Services, Inc., an Adams Morgan-based non-profit, discussed the advantages of forming tenant associations and the mechanisms for doing so.

After these presentations, and before the question-and-answer period, Commissioner Miscuk expanded upon several of the points raised during the above presentations based on information obtained at a seminar on landlord/tenant issues that he and Commissioner Weaver had attended the previous week. He then recused himself from the meeting, explaining that because he was employed by a rental housing landlord with properties in Adams Morgan, he did not want his

* Commissioner Reynolds was elected at a special election held on Wednesday, December 7, 2005. He was sworn in by Councilmember Graham at approximately 8:30 pm on the night of this forum, December 13th. Although a quorum of Commissioners was not present for the forum, no motions were considered and no other business was transacted.

presence to chill any member of the public from asking questions, particularly if they happened to live in one of those properties.

Several members of the public posed questions to Councilmember Graham prior to his departure for another engagement at approximately 8:30 pm. Mr. Anderson, Attorney Becker, Ms. LeBeau, and Ms. Elias then joined the Commissioners at the front of the room for a broader discussion and question-and-answer session.

At approximately 9:00 pm, the announced time for the end of the forum having arrived, Commissioner Roth declared the meeting adjourned.