

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
Van Ness ▪ North Cleveland Park ▪ Wakefield ▪ Forest Hills

3F01 – David Cristeal
3F02 – Alexandria Appah, Vice Chair
3F03 – Dipa Mehta
3F04 – Stan Wall, Treasurer
3F05 – Claudette David, Chair
3F06 – Monika Nemeth
3F07 – James Tandaric, Secretary



4401-A Connecticut Ave, N.W.
Box 244, Washington, D.C. 20008
commissioners@anc3f.com
www.anc3f.com

May 27, 2022

Ms. Lorry Bonds
General Counsel
District of Columbia Housing Authority
1133 North Capitol Street, NE, #210
Washington, DC 20002

Re: Freedom of Information Act re

Dear Ms. Bonds,

I am the chair of Advisory Neighborhood Commissioner 3F covering the neighborhoods of Van Ness, North Cleveland Park, Wakefield, and Forest Hills, and I am submitting this letter and request on the behalf of our entire ANC 3F and the constituents we represent. On behalf of ANC 3F and its constituents, I am submitting a Freedom of Information Act (FOIA) request for properties participating (See **Exhibit 1**) in the Section 8 Housing Choice Voucher (vouchers) Program and other similar operating subsidy programs.

I, my fellow commissioners, and many of our constituents in ANC 3F support the use of vouchers to subsidize housing for extremely low and low-income individuals and families in rental housing located in “high opportunity” communities like Ward 3. However, the administration appears to have vastly expanded such programs in the area without providing any information about how the programs are being administered to ensure success. Further, for those tenants who may need social or clinical support services, an overconcentration of such tenants without a commensurate provision of such services may result in jeopardizing the ability for those tenants in achieving long-term sustainment and housing stability.

Residents are concerned about the effect these programs on rent-stabilization, which helps make housing affordable for many DC families. The DCHA website shows that it pays up to \$2,648 for a one-bedroom apartment with utilities in the Van Ness / Forest Hills neighborhood – representing anywhere from \$500 to \$1,000 more per month than a typical one-bedroom at many apartment buildings in our community. If DCHA pays any amount greater than the stabilized rent, it undermines rent stabilization programs and makes housing less affordable for other residents.

For these reasons, ANC3F is seeking the information listed below. The request does not request include any personal data and expects that if there is personal data on a document, that it will be redacted to protect privacy.

1. Any agreement, formal or informal, including but not limited to Housing Assistance Payments Contracts, between DCHA and landlords or property owners for properties listed in the attachment.
2. The number of apartment units supported by DCHA vouchers in calendar years 2017, 2018, 2019, 2021, and 2022, broken down by **program** (e.g., Housing Choice Voucher Program (Section 8), Housing First, etc.) and by **provider** (e.g., via DCHA, DHS, another agency, etc.)
3. Further, in the data above, please identify the number of vouchers that are tenant-based vs. project-based; and if the voucher is combined with services (e.g., special needs or formerly unhoused).
4. A list of current rents paid to landlords or property owners for properties listed in Exhibit 1, including DCHA vouchers or any other DCHA funding, including the total rent received by the landlord, the amount paid by DCHA, and the number of bedrooms.
5. Identification of the nature and frequency of support services required and/or provided by DCHA, DHS, or DBH to voucher recipients located in these properties in Exhibit 1.

Once again, information requested above is not looking for specific information which would violate the privacy or other rights of any individual voucher participant. We are seeking only the quantity of residents supported by voucher funding and type.

Advisory Neighborhood Commission 3F (ANC 3F) is an entity of the Government of the District of Columbia and, in this capacity, we request a waiver of any fees associated with our FOIA request for retrieving or copying records.

Thank you for your assistance.

Sincerely,



Claudette David, Chair
Advisory Neighborhood Commission 3F
commissioners@anc3f.com

Copies to:

- Office of Councilmember Mary Cheh, Ward 3
- Office of Councilmember Anita Bonds, At-Large, Housing Committee Chair
- Mayor's Office of Community Relations and Services, Ward 3 Liaison
- Office of the Deputy Mayor for Public Safety and Justice
- Office of the Director, Department of Behavioral Health
- Office of the Director, Department of Human Services

Exhibit 1 -- ANC 3F Rental Apartment Properties

Property Name	Address	Management Company
AVA Van Ness	2950 Van Ness St NW	Avalon Communities
3003 Van Ness Apartments	3003 Van Ness St NW	Equity Residential
The Arcadia	3614 Connecticut Ave NW	Borger Management
3624 Connecticut	3624 Connecticut Ave NW	Community Realty Co., Inc.
Sedgewick Gardens	3726 Connecticut Ave NW	Daro Management
The Rodman	3002 Rodman St NW	Daro Management
3801 Connecticut	3801 Connecticut Ave NW	Bozzuto Management
Tilden Hall	3945 Connecticut Ave NW	UIP Property Management
4107 Connecticut	4107 Connecticut Ave NW	Donohoe
Park Connecticut	4411 Connecticut Ave NW	Equity Apartments
Park Van Ness	4455 Connecticut Ave NW	Saul Centers
Connecticut House	4500 Connecticut Ave NW	Daro Management
Avalon the Albemarle	4501 Connecticut Ave NW	Avalon Communities
Clarence House	4530 Connecticut Ave NQ	William C. Smith
The Brandywine	4545 Connecticut Ave NW	Borger Management
The Frontenac	4550 Connecticut Ave NW	William C. Smith
The Chesapeake	4607 Connecticut Ave NW	Horning Brothers
The Saratoga	4601 Connecticut Ave NW	Horning Brothers
4801 Connecticut	4801 Connecticut Ave NW	Alvin L. Aubinoe Inc.
Ellicott House	4849 Connecticut Ave NW	Highmark Residential
Connecticut Heights	4850 Connecticut Ave NW	Equity Apartments