

2724 11 TH Street NW Tenants Association  
2724 11 TH Street NW  
Washington, DC 20001  
November 16, 2014

The Zoning Board  
441 4TH Street NW  
Washington, DC

Dear Members of The Zoning Board Committee

We the Co- Presidents (Dolores Martinez and Felipa Arias) of the above tenants associations are writing to let you know that we the tenants of 2724 11 TH Street NW are against the construction permit our landlord is seeking. We believe that the landlord has let the building fall into decay after 50 years of improper management. It is visible to everyone who walks by and more importantly, we have been living this situation for decades. We have done our due diligence, including meeting with DHCD's director Michael Kelly to talk about the different ways in which the building can be renovated. We are happy to report that there are many ways available to landlords in DC to substantially renovate their buildings while keeping them affordable. We believe that before approving any renovation plan, it is important that the tenants and the landlord have an agreement regarding the source of funding for a building wide renovation. Until we have this conversation and a sound agreement, we ask that the Board of Zoning does not approve this project to move forward.

Also, we have many concerns we would like to resolve with the owners before anything of this sort is moved forward. The Parkers and the current management (SCF Management) have a long negative history as DC property owners and managers. There is substantial information in the internet and City Council files describing the different illegal ways in which the tenants at 1433 T Street were displaced to make space for a substantial renovation where the old tenants were not allowed to come back. Also, they are currently asking for Hardship Petition in their other buildings—2727 Adams Mills Road with a 45.4% rent increase. Currently, we fear that the Parker and SCF Management will use the renovation as a weapon to displace us from our homes.

On top of this, we have lived in horrible conditions for the best part of our tenancy in the building. According to our rights as DC tenants, a landlord is not allowed to increase rent on us if there are substantial housing code violations in our apartments. We have (and continue to) inform management of these violations every month. We are concerned that management has kept us in horrible conditions to force us to move out. Our bad conditions include rats, mice, and bedbugs. These pests go untreated. DC's Department of Health made several recommendations to the Parkers to resolve the chronic rat issue we face when they visited in July of this year. The rat issue has not been resolved as we continue to defend ourselves the best we can against rats eating through our furniture and floors and contaminating our food. Vermin is not the only issue we face in daily basis. We have structural problems as well: sinking floors, cracks in walls and ceiling, water damage due to leaks, discomfort from construction and demolition in the basement—they contractors broke through our bathroom's floors while demolishing in the basement. They patch these holes up with wood. They have placed wood beam in the basement to hold the first floor. We have leaking roof that causes mold and mildew in our units on both the first and second floors. DCRA had been in and out of our building since 2010 but still our problems did not go. We are currently working with Council Member Grosso, DHCD, LEDC and our neighbors to improve this DCRA process. Simultaneously, we continue to inform management regarding our several bad conditions.

The tenants of the past and present have suffered a great deal under the ownership of the Parkers and the management of SCF Management and formerly the Barac CO. We have seen patch up work in our homes. We understand that this is the easiest and cheapest way to do it. However, it is not the most effective. There are multiple housing code violations in all of our homes. We have informed management about it but our asks are either refused or not abated properly. We don't even get proper and regular cleaning in our building and we have to live in a very dirty building. This furthers our distrust in the current ownership and makes us believe that their only concern is profit and not our livelihood as tenants in DC.

Our greatest concern is the source of funding scheduled for this renovation. Currently, the source of funding is based on the Hardship Petition rent increase they have been trying to force on us since September 2012. The rent increase is a 31.5% rent increase. This is an average of \$250-\$300 per apartment. This amount is unimaginable for many of us. We have several elderly and disabled neighbors in our building and all of us are low income community members. The landlord had stated at the ANC's design that no bank will lend them money. We, as the ANC Design Committee, believe that asking for a reliable source of funding is a legitimate question to ask. The Design Committee did not

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approve the Parkers plan. However, we strongly believe that with our assistance, the Parkers and SFC Management can secure funds from the Housing Production Trust Fund and other funds available to do the much needed renovations in our building

We ask that you don't allow approve this request for renovation to happen until an agreement between the tenants and the ownership and management has been made to not only improve the living conditions of 2724 11<sup>th</sup> Street NW, but also to secure the affordability of our homes. We believe that DC offers great opportunities not only to tenants by giving them amazing rights but also it also offers sound and viable options to landlords to keep their property beyond housing code and affordable

Thank you  
Sincerely,



Felipa Arias  
Co-President.



Delores Martinez.  
Co- President