

# EXHIBIT A

**DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

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***In Re. Appeal of the West End DC  
Community Association***

**BZA Case No.: 21221**

**Next Event: Virtual Public Hearing  
January 29, 2025 9:30 a.m.**

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**DECLARATION OF RACHEL PIERRE**

Pursuant to D.C. Code § 22-2402, I, Rachel Pierre, declare and state as follows:

1. I am over the age of eighteen (18) years, competent to testify to the matters contained in this declaration and testify based on my personal knowledge acquired in the course of my official duties.

2. I am currently the Interim Director for the District of Columbia (“District” or “DC”) Department of Human Services (DHS). Prior to being appointed as Interim Director for DHS on January 13, 2025, I was the Administrator for the Family Services Administration (FSA) within DHS. In this role, I was responsible for the administration of FSA which is responsible for providing protection, intervention, and social services, including shelter and homelessness prevention in the District, to meet the needs of vulnerable adults and families to help reduce risk and promote self-sufficiency. I have worked at DHS for the last 4 years, and was the FSA Administrator for 4 years.

3. DHS is currently responsible for managing the Aston, a District-owned property located at 1129 New Hampshire Avenue, NW, Washington, DC 20037.

4. The Aston was formerly owned by George Washington University (GWU) and operated as a dormitory residence, and as such, consists entirely of residential studio units, with individual kitchens and bathrooms.

5. Over the last year, DHS has worked to convert the Aston from student housing to non-congregate transitional housing for individuals in the District who are homeless or at risk of homelessness.

6. The Aston's use as non-congregate housing provides "bridge housing," which DHS defines as temporary apartment-style units for clients transitioning into more permanent housing.

7. In order to convert the Aston for this purpose, the District needed to conduct demolition and construction work, and to do so DHS through its contractors, was required to apply for and receive all applicable permits through the DC Department of Buildings (DOB).

8. On October 25, 2024, DHS received a 90-day conditional COO, allowing residents to move into the Aston. The District received another 90-day conditional COO on January 21, 2025.

9. On Friday, November 15, 2024, approximately fifty residents began moving into the Aston.

10. The subcontractor directly operating the Aston, Friendship Place, has been providing supportive services to new residents. As of the date of this declaration, 50 residents live in the Aston.

11. Ultimately, DHS intends for the Aston to house up to 190 individuals who are homeless or at risk of homelessness in the District.

12. As further detailed in my prior declaration, each resident at the Aston will have access to and control of a private unit, which includes the ability to lock their respective units, and each unit has its own kitchen and bathroom. *See* [10A] Ex. A ¶ 21 (Declaration of Rachel

Pierre, Nov. 25, 2024). All residents who have moved into the Aston have signed the Program Rules. *See* D.C. Official Code § 4-754.32.

13. The District expects that all residents of the Aston, including current residents, will stay at least one (1) month, with an average stay of three to five months.

14. To my knowledge, DHS has not to date received any complaints from the local community concerning the operation of the Aston since it was opened to residents.

I declare under penalty of perjury that the foregoing statements are true and correct, based upon my personal knowledge and information provided to me in the course of my official duties.

Executed on: January 21, 2025

/s/ Rachel Pierre  
A. D. Rachel Pierre, MSW MBA  
Interim Director  
DC Department of Human Services

# **EXHIBIT B**



# CERTIFICATE OF OCCUPANCY

PERMIT #CO2501170

ISSUED DATE: 01/21/2025

<b>Address</b> 1129 NEW HAMPSHIRE AVE NW, WASHINGTON, DC 20037		<b>Zone</b> RA-5	<b>Ward</b> 2	<b>Square</b> 0072	<b>Suffix</b> -	<b>Lot</b> 0007
<b>Description of Occupancy</b>						
<b>Approved Building Code Use</b> APARTMENT HOUSES - R-2		<b>Occupant Load</b> LOAD TYPE: DWELLING UNITS  OCCUPANT LOAD (TOTAL NUMBER OF DWELLING UNITS): 123				
<b>Approved Building General Use</b> RESIDENTIAL						
<b>Approved Zoning Code Use</b> APARTMENT HOUSE						
<b>Approved Zoning General Use</b> RESIDENTIAL						
<b>Additional Info</b> -						
<b>Permission is hereby granted to</b> DC Department of General Services	<b>Trading Name</b> DC Department of General Services		<b>Floor(s) Occupied</b> 1,2,3,4,5,6,7,8,9,10			
<b>Property Owner</b> DEPARTMENT OF GENERAL SERVICES DISTRICT OF COLUMBIA	<b>Address</b> 1627 K ST NW, UNIT 500, WASHINGTON, DISTRICT OF COLUMBIA 20006		<b>BZA/PUD Number</b> -		<b>Occupied Sq. Footage</b> 10000.0	
					<b>Permit Fee</b> \$126.50	
<b>Building Permit Number (if applicable)</b> B2407769			<b>Approved CofO</b> CHANGE/REVISION CONDITIONAL			
<b>Conditional Restriction</b> APPROVED ONLY FOR A CONDITIONAL C OF O FOR AN APARTMENT HOUSE WITH (124) UNITS. EXCLUDES ALL ACCESSIBLE UNITS (ADA UNITS)						
<b>Legal notes</b> THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. USE COMPLIES WITH DCMR TITLE 11 (ZONING) AND TITLE 12 (CONSTRUCTION). AS A CONDITION PRECEDENT TO THE ISSUANCE OF THIS CERTIFICATE, THE OWNER AGREES TO CONFORM WITH ALL CONDITIONS SET FORTH HEREIN, AND TO MAINTAIN THE USE AUTHORIZED HEREBY IN ACCORDANCE WITH THE APPROVED APPLICATION AND PLANS ON FILE WITH THE DISTRICT GOVERNMENT AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. THE DISTRICT OF COLUMBIA HAS THE RIGHT TO ENTER UPON THE PROPERTY AND TO INSPECT ALL SPACES WHOSE USE IS AUTHORIZED BY THIS CERTIFICATE AND TO REQUIRE ANY CHANGES WHICH MAY BE NECESSARY TO ENSURE COMPLIANCE WITH ALL THE APPLICABLE REGULATIONS OF THE DISTRICT OF COLUMBIA.						
<b>Director</b> BRIAN J. HANLON, AIA LEED AP®			<b>Expiration Date</b> 04/21/2025			
01/21/2025		TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639				