



**# TENANT
RIGHTS
MATTER**

The 8th Annual Tenant & Tenant Association Summit

The DC Office of the Tenant Advocate

Saturday, September 26, 2015 • Kellogg Conference Center • Washington, DC

WELCOME!

On behalf of the DC Office of the Tenant Advocate, I welcome you to the Eighth Annual Tenant and Tenant Association Summit. This year’s theme is “*#TenantRightsMatter.*”

The annual summit is a unique educational, community outreach and networking opportunity that brings tenants and tenant associations together to discuss policies that impact affordable housing opportunities within the District of Columbia. Additionally, the summit also provides tenants with the opportunity to meet with elected officials, government agencies, and policy experts to discuss affordable housing issues for the future.

Our goal is to create the environment that produces a ripple effect to inform all DC tenants of their rights. This year’s workshop offerings provide tenants with the urgency needed to ensure that affordable housing is at the forefront of the District’s legislative agenda while also providing the tenant community with the ability to discuss public safety measures to help secure neighborhoods.

Finally, “*Are You Listening?*” calls upon each and every one of us to pay attention to what is being said and to take the message back home to those who were unable to make this important event.

— **Johanna Shreve, Chief Tenant Advocate**

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Schedule at a Glance

8:00 AM - 12:00 PM	Registration Open			
9:00 AM - 9:30 AM	Welcome Johanna Shreve, Chief Tenant Advocate			
9:30 AM - 10:00 AM	Special Tribute Honoring David F. Conn, Esq. & Karen Perry			
10:00 AM - 10:15 AM	AM Break			
10:20 AM - 11:00 AM	Keynote Address: "DC's Vanishing Affordable Housing" Wes Rivers, Policy Analyst, DC Fiscal Policy Institute			
11:00 AM - 11:30 AM	Presentation: "Tenants and Consumer Rights" Bennett Rushkoff, Chief, Public Advocacy Section OAG			
11:30 AM - 11:45 AM	Jim McGrath, President D.C. Tenants' Advocacy Coalition TENAC Presentation: "Are You Listening?"			
12:00 PM - 1:15 PM	Lunch Special Guest The Honorable Mayor Muriel Bowser			
Afternoon Sessions				
1:30 PM - 3:00 PM	"The Outlook for Federal Subsidized Housing" Room 4	"Tenant Associations: Developing a Public Safety Strategy" Room 5	"Renters 101" Room 6	
1:30 PM - 4:45 PM	"A How To For Subsidized Housing" Auditorium	"Information You Should Know: Utilities, Discrimination and Renters Insurance" Room 7	Elderly Disabled Exemption Registration Level 2 Foyer	Legal Clinic Rooms 2-3
3:00 PM - 3:15 PM	PM Break			
3:15PM - 4:45 PM	"Rent Control: Policy Problems and Solutions" Room 4	"Tenant Association: Getting Things Done" Room 5	"Housing Conditions Calendar: The Nuts & Bolts" Room 6 "Ick! Look at My Mold" Room 6	3

“The Outlook for Federal Subsidized Housing”**1:30 p.m. – 3:00 p.m.****Room 4** 90 min.

This session will provide an overview of funding for subsidized housing at the federal and local levels, including a focus on public housing, project-based section 8 and housing choice vouchers.

Workshop Takeaways:

- 1) Participants will gain an understanding of the future of subsidized housing programs in the District.
- 2) Participants will learn how the federal appropriations process works.
- 3) Participants will be provided with the information needed to lobby Congress for an increase in the housing budget.

Moderator: Aaron Polkey, Esq., Attorney Advisor, Office of the Tenant Advocate

Presenters:

- **Barbara Sard**, Vice President for Housing Policy, Center for Budget & Policy Priorities
- **Adrienne Todman**, Executive Director, D.C. Housing Authority
- **Elayne Weiss**, Policy Analyst, National Low Income Housing Coalition

“Rent Control: Policy Problems and Solutions”**3:15 p.m. – 4:45 p.m.****Room 4** 90 min.

This panel will discuss policy problems that have emerged under the District’s rent control law and possible policy solutions. Particular attention will be paid to housing provider petitions – including “Voluntary Agreements” and “Hardship Petitions” – and relevant legislation now pending at the Council.

Workshop Takeaways:

- 1) Participants will gain an understanding of what should be done legislatively to restore the balance between profitability for the landlord and affordability for the tenant.
- 2) Participants will learn how housing provider petitions may be undermining meaningful rent control in the District.
- 3) Participants will understand how the rent control law should be changed to better meet the needs of elderly tenants and tenants with disabilities.

Moderator: Joel Cohn, Esq., Legislative Director, Office of the Tenant Advocate

Presenters:

- **Jennifer Berger, Esq.**, Supervisory Legal Aid Attorney, AARP Legal Counsel for the Elderly
- **Blake Biles, Esq.**, Attorney, Arnold & Porter
- **Scott Bruton**, Director of Housing Policy, Coalition for Nonprofit Housing and Economic Development
- **Shirley Horng, Esq.**, Senior Staff Attorney, Legal Aid Society of the District of Columbia
- **Barry Weise**, Legislative Director for At-Large Councilmember Anita Bonds

“A How To For Subsidized Housing”

1:30 p.m. – 4:45 p.m.

Auditorium 195 min.

This session will provide an overview of the various types of subsidized housing as well as the recertification and the complaint processes available to subsidized tenants.

Workshop Takeaways:

- 1) Participants will gain an understanding of the various types of subsidized housing programs.
- 2) Participants will learn about the nuts and bolts of the recertification process.
- 3) Participants will be provided with tools to effectively grieve and resolve issues.

Moderator: Debra Frazier, Housing and Community Advocate

Presenters:

- **Angie Rodgers**, Director of the New Communities Initiative, D.C. Office of the Deputy Mayor for Planning and Development
- **Melvina Robinson-Bass**, TBRA Housing Manager, Greater Washington Urban League
- **Laurie Ball Cooper, Esq.**, Legal Aid Society of the District of Columbia



“Tenant Associations: Developing a Public Safety Strategy”

1:30 p.m. – 3:00 p.m.

Room 5 90 min.

This session will provide information on developing a public safety strategy for your community.

Workshop Takeaways:

- 1) Participants will gain an understanding of factors that contribute to tenants feeling unsafe.
- 2) Participants will learn about resources that can assist in creating a safer community.
- 3) Participants will be provided with the tools to develop a public safety strategy for their immediate community.

Moderator: Delores Anderson, Ph.D., JD, Education and Outreach Coordinator, Office of the Tenant Advocate

Presenter:

- **Ronald E. Hampton,** Criminal Justice & Security Consultant

“Tenant Associations: Getting Things Done”

3:15 p.m. – 4:45 p.m.

Room 5 90 min.

This session will provide information on how tenant association leadership can work effectively with elected officials, agencies and management, as well as the development of a tenant ombudsman model.

Workshop Takeaways:

- 1) Participants will gain an understanding of how to work effectively with both tenants and management to get things done.
- 2) Participants will learn effective communication tools and strategies.
- 3) Participants will be provided with information on available options if the matter is not resolved.

Moderator: Delores Anderson, Ph. D., JD, Education and Outreach Coordinator, Office of the Tenant Advocate

Presenters:

- **Kermit Turner,** President, Adams Garden Tenant Association
- **Keisha Shropshire,** Advisory Neighborhood Commissioner, ANC5D02
- **Iris Lipkowitz,** President, 4000 Massachusetts Tenants Association

“Information You Should Know: Utilities, Discrimination and Renters Insurance”

1:30 p.m. – 4:45 p.m.
Room 7 195 min.

This session will provide critical information that tenants in the District of Columbia should know about renters insurance, discrimination, reasonable accommodations and utilities.

Workshop Takeaways:

- 1) Participants will gain an understanding of housing discrimination, reasonable accommodations, the need for renter’s insurance and matters surrounding utilities.
- 2) Participants will learn about the legal requirements for reasonable accommodations due to a disability, alternative energy suppliers, and how to read a utility bill and how to challenge an error in billing.
- 3) Participants will be provided with the tools to accurately identify the problems and the steps to resolve problems.

Moderator: **Barbara Burton, Esq.**, Senior Staff Attorney, Office of the People’s Counsel of the District of Columbia

Presenters:

- **David Moore**, Consumer Services Specialist, D.C. Department of Insurance, Securities and Banking
- **Teresa Rainey**, Community Outreach Coordinator, D.C. Office on Human Rights
- **Jean Gross-Bethel**, Senior Education and Outreach Specialist Liaison, Office of the People’s Counsel of the District of Columbia
- **Pamela Nelson**, Energy Efficiency Outreach Specialist, Office of the People’s Counsel of the District of Columbia



“Renters 101”**1:30 p.m. – 3:00 p.m.****Room 6** 90 min.

This session will provide District tenants with a comprehensive overview of their rental housing rights and responsibilities. Subjects will include What to Do Before Signing a Lease, What to Look For in a Lease, and How to Better Position Yourself for a Full Refund of Your Security Deposit.

Workshop Takeaways:

- 1) Participants will gain knowledge of 19 of the most important situations a tenant may face in between moving in and moving out.
- 2) Participants will receive a convenient bound version of the presentation, suitable for retention and reference.
- 3) Participants will be provided with an interactive experience identifying tenant rights.

Presenters:

- **William “Zac” Mundy, Esq., Attorney Advisor, Office of the Tenant Advocate**
- **Ramona Quillet, Esq., Attorney Advisor, Office of the Tenant Advocate**
- **Amir Sadeghy, Esq., Attorney Advisor, Office of the Tenant Advocate**

“Housing Conditions Calendar: The Nuts & Bolts”**3:15 p.m. – 4:00 p.m.****Room 6** 45 min.

An experienced litigator, who frequently appears on behalf of tenants in the Housing Conditions Calendar, will give tenants a step-by-step guide to filing and winning in the only DC court dedicated to compliance with the DC Housing Code.

Workshop Takeaways:

- 1) Participants will have an interactive experience in filing a case in DC’s “fix it court,” the Housing Conditions Calendar.
- 2) Participants will gain knowledge of how to give the housing provider due process notice that a complaint has been filed.
- 3) Participants will be provided with information on available options if the matter is not resolved.

Presenter:

- **Samantha Beckett, Esq., Staff Attorney/Supervisory Attorney, Civil Division, D.C. Law Students in Court**



“Ick! Look At My Mold”

4:00 p.m. – 4:45 p.m.

Room 6 45 min.

The most common complaint about the condition of DC apartments is mold. This session will focus on how to take advantage of DC’s new Air Quality Law to abate the mold issues in your apartment.

Workshop Takeaways:

- 1) Participants will gain an understanding of the current state of the District’s statute regarding mold.
- 2) Participants will gather knowledge of issues that might be addressed when the District Department of Environment fashions rules to implement the statute.
- 3) Participants will be provided with guidance as to how to address mold issues.

Presenters:

- **Beth Mellen Harrison, Esq.**, Supervising Attorney, Housing Law Unit & Director, Landlord-Tenant Court-Based Legal Services Project, Legal Aid Society of the District of Columbia
- **Kathy Zeisel, Esq.**, Senior Supervisory Attorney, Children’s Law Center



“Legal Clinic”

1:30 p.m. – 4:45 p.m.

Room 2-3 195 min.

Do you have a legal issue regarding your tenancy? Attorneys from several area legal organizations will be on hand to discuss your rights and responsibilities. Please sign up for a 15 minute consultation at the Registration desk.



Elderly/Disabled Exemption Registration

1:30 p.m. – 4:45 p.m.

Breakout Lounge, Level 2 195 min.

If you are age 62 or over, or have a disability and if you live in a rent-controlled apartment, then you qualify for a lower cap on rent increases. However, you must register your status as an elderly tenant, or as a tenant with a disability, with the Rent Administrator’s office. OTA & RAD staff will be on hand to help you fill out the registration form and complete the filing.



EXHIBITOR

Floor Plan

We would like to thank the following agencies and organizations for participating in our 8th Summit. The time you commit to educate and empower the many residents of the District is immeasurable. Please stop by the Exhibit Hall, located on the 2 Level of the Conference Center.

EXHIBITORS BY TABLE

- 1 Latino Economic Development Center (LEDC)
- 2 Age-Friendly DC
- 3 University Legal Services
- 4 Housing Counseling Services
- 5 CNHED
- 6 CARECEN-Central American Resource Center
- 7 D.C. Tenants' Advocacy Coalition (TENAC)
- 8 DC Office of Planning
- 9 DC Office of Human Rights
- 10 Howard University School of Law Fair Housing Clinic
- 11 Bread for the City
- 12 District of Columbia Office on Aging
- 13 Office of the People's Counsel (OPC)
- 14 DC Superior Court
- 15 DASH
- 16 Office of Consumer Services
- 17 MedStar Wash Hosp Ctr Cancer Institute



Delores Anderson is the Education and Outreach Coordinator for the Office of the Tenant Advocate. She has been with OTA for over eight years and started out as a case management specialist. Prior to OTA, Ms. Anderson held a variety of administrative and professional positions in higher education. She earned a Bachelor of Business Administration and Juris Doctorate for the University of Toledo. Ms. Anderson earned a Ph.D. from the Union Institute and University.

Samantha Beckett is a Staff Attorney/Supervising Attorney with the Civil Division at DC Law Students in Court. She received her J.D. from Georgetown University Law Center in May 2014 and was a student attorney in the Civil Division during her third year of law school. She is present for the Housing Conditions Calendar every Monday as part of the Attorney of the Day Project, represents tenants in housing conditions cases, and assists pro se tenants who have questions about the process.

Jennifer Berger supervises the Alternatives Project of AARP Legal Counsel for the Elderly “AARP LCE”. The Alternatives Project consists of a full-time social worker, two part-time legal assistants and two attorneys whose goal is to resolve landlord/tenant issues for elderly tenants pre-litigation. Property managers, landlord attorneys, the courts, and other legal and social service providers refer elderly tenants to the Project to avoid the trauma and cost of extensive litigation in Landlord/Tenant Court. The Alternatives Project helps tenants and buildings defend against eviction actions, and affirmatively deal with rent level, repair and fair housing disputes. Before joining AARP LCE Ms. Berger was a general civil attorney at Maryland Legal Aid Bureau, Inc. for five years and Housing Supervisor at The Legal Aid Society of the District of Columbia. She is a graduate of Bucknell University and SUNY Buffalo Schools of Law and Social Work.

Blake Biles is an active retired partner at Arnold & Porter with 35 years of experience as an environmental attorney, including five years at the US Environmental Protection Agency. As an environmental attorney, Blake has a vast record of accomplishment working in complex litigation and regulation. His second legal career – as a leading partner in Arnold & Porter's pro bono department, and litigating on behalf of vulnerable populations – is equally impressive. In particular, he has focused on helping low-income tenants and preserving affordable housing in the District. The DC Bar has named him “Pro Bono Lawyer of the Year,” and named "Arnold & Porter" as "Pro Bono Law Firm of the Year" in 2014.

Barbara L. Burton is a senior staff attorney at the Office of the People’s Counsel for the District of Columbia, the consumer advocate for the District’s public utility consumers and ratepayers. She is assigned to OPC’s Litigation Services Division and is also a member of OPC’s Energy Efficiency and Sustainability Section. Ms. Burton manages a case portfolio that spans telecommunications, energy (electricity and gas) and renewable energy and energy efficiency issues. Ms. Burton earned a B.S. in history from the University of the District of Columbia and her J.D. from the Catholic University Columbus School of Law. She currently resides in Ward 5 near Catholic University.

Scott Bruton is Director for Housing Policy at the Coalition for Nonprofit Housing and Economic Development (CNHED). Scott has served organizations working for social justice and community development for over a decade. As a research assistant at the Center for Urban Policy Research, Scott was a coauthor of a multi-year study of housing and economic development issues on American Indian reservations. His dissertation focuses on housing and economic development on the Navajo reservation in the Southwest. Prior to joining CNHED, Scott worked at Housing Counseling Services, Inc., where he advised tenants and tenants associations on the District of Columbia’s housing policies and how to access their rights, especially those going through the TOPA process. Scott has a BA in history from Washington University (St. Louis), an MA in history from the University of Oklahoma, and is completing his PhD in history from Rutgers University. Scott earned his Housing Development Finance Professional Certificate from the National Development Council in October 2014.

Speaker Bios

Joel Cohn is the Legislative Director for the D.C. Office of the Tenant Advocate (OTA). Prior to joining the OTA, he served as Legislative Counsel for the D.C. Council Committees on Consumer and Regulatory Affairs and on Public Works and the Environment, both chaired by Councilmember Jim Graham of Ward 1. In that capacity, Joel was lead staff on the first major reform of the District's rent control law in twenty years, and on an investigation into landlord abuse of the District's tenant eviction law. His solo practice prior to joining District government included representing tenants in rent control cases before the D.C. Rent Administrator and the D.C. Rental Housing Commission. He earned a BA from the University of Pennsylvania and a JD from the American University Washington College of Law. He is a member of the New York, New Jersey, and District of Columbia bars, and currently serves as co-chair of the DC Bar's DC Affairs Section.

Laurie Ball Cooper is a Staff Attorney in the Housing Law Unit. Laurie represents clients in landlord-tenant matters in D.C. Superior Court. She also litigates housing law claims before administrative bodies, such as the D.C. Housing Authority and the Office of Administrative Hearings. She is an adjunct professor of law at George Mason University and at American University's Washington College of Law. Prior to joining Legal Aid in September 2013, Laurie was a Skadden Fellow at the Tahirih Justice Center, where she worked as an immigration attorney and focused primarily on human trafficking cases. Immediately prior to her fellowship, Laurie served as a law clerk to the Honorable M. Margaret McKeown on the United States Court of Appeals for the Ninth Circuit. Laurie graduated with a B.A., with highest distinction, from Duke University. Laurie completed a dual degree program, receiving her J.D. from Yale Law School and an M.P.A. from the Woodrow Wilson School at Princeton University. She received the Charles S. Albom Prize for Excellence in Appellate Advocacy in Connection with a Clinic.

Debra Frazier has held a variety of professional positions, including as a research associate with the Urban Institute and administrative work with agencies such as American Public Health Association, Citi Bank and the D.C. Government. Since 2001, Ms. Frazier has been an active volunteer which includes advocacy to increase and maintain the level of affordable housing stock, testimony before the DC City Council and partnerships with various housing advocates includes Housing for all Campaign, Fair Budget Coalition, and ONE DC. She is also an active member of Advocates for Quality, peer lead group that leads workshops to train PLWHAs in health care education and quality improvement. Ms. Frazier earned a Bachelor of Science from Howard University, a Master of Science from Georgetown University and a Master of Arts in international studies with a focus on human ecology from Howard University.

Ronald E. Hampton retired from the D.C. Metropolitan Police Department after twenty-three years of service as a Community Relations Officer. He is reputed for his outstanding work with the citizens of the Third Police District in Washington, D.C. in crime prevention and community participation and relations. His extensive experience and knowledge in community relations and policing has resulted in education and training opportunities for Mr. Hampton locally, nationally, and internationally.

Iris Lipkowitz is a native Washingtonian, a graduate of Wilson H.S., the University of Michigan and the University of Southern California. She retired from the Federal Government and presently teaches Ballet History/Appreciation at two Osher Life Long Learning Centers. She is President of the 4000 Mass. Ave. Tenants Association.

Speaker Bios

Beth Mellen Harrison is a Supervising Attorney in the Housing Law Unit and the Director of Legal Aid's Landlord-Tenant Court-Based Legal Services Project and Housing Right to Counsel Project. Beth represents clients in complex affirmative and defensive landlord-tenant matters in D.C. Superior Court and the D.C. Court of Appeals. She also litigates claims before administrative bodies, such as the D.C. Housing Authority and the Office of Administrative Hearings. Beth graduated from Harvard Law School and clerked for Judge Catherine C. Blake of the U.S. District Court for the District of Maryland.

Shirley Horng is a Senior Staff Attorney in the Housing Law Unit of the Legal Aid Society of DC. She represents tenants in eviction cases and housing conditions cases at the D.C. Superior Court. Shirley also represents tenants in claims before administrative bodies, such as challenging illegal rent increases at the Office of Administrative Hearings and challenging unlawful terminations of housing subsidies at the D.C. Housing Authority. In addition, Shirley advocates for policy reforms on behalf of low-income tenants, including testifying before the D.C. Council, and drafting and commenting on local legislation and agency rule-making. She also serves on the Steering Committee of the Litigation Section of the D.C. Bar. Shirley joined Legal Aid in 2007. She received her B.A., with high honors and Phi Beta Kappa, from the University of Texas at Austin. She received her J.D. with honors from the University of Texas School of Law, where she served as a student attorney in the Criminal Defense Clinic and the Housing Law Clinic.

David Moore is a Consumer Services Specialist in the Consumer Analysis Division of the D.C. Department of Insurance, Securities and Banking. With over 25 years of experience in customer service, he is currently responsible for handling consumer complaints and inquiries including property insurance. He also responds to requests from consumers for assistance in resolving disputes regarding claim payments and premium charges; investigating claims made for benefits; and recommending payment for claimants with just cause.

William Zachariah Mundy is an Attorney-Advisor with OTA, where he has been employed since 2012. Mr. Mundy earned a Juris Doctor from the UCLA School of Law and a bachelor's degree from the University of Maryland, College Park. He is licensed to practice law in the District of Columbia and State of Maryland. **Pamela Nelson** is an Energy Efficiency Outreach Specialist with the Office of the People's Counsel for the District of Columbia. She has more than 11 years of experience planning, organizing and executing OPC's annual energy efficiency expo. Ms. Nelson is a green certified realtor and serves as an advisory member for Ground Works Anacostia River DC. Ms. Rivers earned an associate degree in marketing from Algonquin College in Canada. She went on to earn a bachelor degree in marketing and finance from Southeastern University and a master degree in human resource development from Bowie State University.

Aaron Polkey is an Attorney-Advisor for the Agency. Previously, he worked as a staff attorney with a voter protection non-profit and as a litigation associate with a plaintiff's civil rights law firm. Aaron is a graduate of the University of South Carolina School of Law and earned his bachelor's degree from Georgetown University. He is a member of the bar in the District of Columbia, Maryland, and South Carolina.

Ramona Quillet is an Attorney-Advisor for the Agency. Previously, she worked with the DC Volunteer Lawyers Project representing victims of domestic violence in proceedings before DC Superior Court. Prior to that, she was a litigation associate at Patton Boggs LLP in Washing DC. Ms. Quillet is a graduate of the University of Virginia School of Law and earned her bachelor's degree from Florida State University. She is a member of the bar in the District of Columbia, Virginia, and Florida.

Speaker Bios

Teresa Rainey is the Community Outreach Coordinator for the DC Office of Human Rights (OHR). She has been working on fair housing issues in DC for over seven years. Prior to joining OHR, she served as a Housing Specialist and Program Coordinator for the Metropolitan Housing Access Program at Housing Counseling Services, Inc. In this capacity, she provided extensive housing counseling and emergency rent, utility, and mortgage assistance to persons living with HIV in DC, PG County, and Charles County. She also conducted one-on-one orientations for persons receiving Tenant-Based Rental Assistance housing vouchers through HUD's Housing Opportunities for Persons Living with AIDS/HIV program. Teresa is a graduate of the University of Florida and George Washington University.

Wes Rivers is a Policy Analyst at DC Fiscal Policy Institute and has worked there since 2012. His work focuses on a range of issues, including health care, tax policy, and analyses of poverty, housing, and income statistics. He is currently the Chair of the Medical Care Advisory Committee for the District of Columbia, a body that advises on Medicaid and healthcare programs that help low-and-moderate income residents. Prior to coming to DCFPI, he worked three years for a state affordable housing advocate, and during his graduate studies, he worked for the Urban Institute researching changes to state TANF programs. Wes is a native of Texas, and holds an undergraduate degree in economics from Southwestern University and a Master's Degree from the Lyndon B. Johnson School of Public Affairs at the University of Texas at Austin.

Melvina Robinson-Bass is a TBRA Housing Manager with the Greater Washington Urban League. Ms. Robinson-Bass has years of experience dealing with the recertification of tenants participating in federal subsidized housing programs.

Angie Rodgers is the Director of the New Communities Initiative, a program with a goal of redeveloping four DC public housing communities into mixed-income communities. Ms. Rodgers has more than a decade of experience doing research, policy, advocacy, and coalition-building on issues affecting low- and moderate income households. She has been instrumental in: establishing DC's Local Rent Supplement Program; re-establishing DC's Emergency Rental Assistance Program; and securing additional local funding for federally- and locally-funded housing and human services programs. Prior to joining DMPED, Ms. Rodgers served as principal of Peoples Consulting, LLC since 2009, providing policy, research, advocacy and real estate finance/development services to mostly nonprofit clients. Ms. Rodgers earned a bachelor degree from Wesleyan University and a master's degree in public policy from the University of California, Berkeley.

Bennett Rushkoff is the Chief of the Public Advocacy Section at the Office of the Attorney General for the District of Columbia. He has served in that position since 2009. Mr. Rushkoff served 11 years as Senior Counsel before assuming the Chief position. He served as a Special Assistant to the Attorney of Maryland and Special Counsel to the Attorney of Missouri. He also has served as a staff attorney with the Federal Trade Commission and an associate with the law firm of Sutherland, Askill and Brennan, LLP. Mr. Rushkoff earned undergraduate degrees from Princeton University and a Juris Doctorate from the Yale Law School. **Amir Sadeghy** has been an OTA Attorney Adviser since 2010. Previously he was an adjunct professor at the University of Maryland, College Park, teaching law and litigation courses. He was an associate at the law offices of Schman & Felts and O'Reilly & Mark, P.C. from 2004-2007. Mr. Sadeghy obtained his Juris Doctor from the Washington & Lee University School of Law, and his Bachelor's degree from the University of Maryland at College Park.

Amir Sadeghy has been an OTA Attorney Adviser since 2010. Previously he was an adjunct professor at the University of Maryland, College Park, teaching law and litigation courses. He was an associate at the law offices of Schman & Felts and O'Reilly & Mark, P.C. from 2004-2007. Mr. Sadeghy obtained his Juris Doctor from the Washington & Lee University School of Law, and his Bachelor's degree from the University of Maryland at College Park.

Speaker Bios

Barbara Sard rejoined the Center as Vice President for Housing Policy in 2011 after 18 months as Senior Advisor on Rental Assistance to HUD Secretary Shaun Donovan. She previously held the director's position at the Center between 1997 and 2009. Sard is frequently cited in media outlets, including the Washington Post, The New York Times, NewsHour and the Associated Press. She has written extensively on welfare, homelessness and housing issues and is considered a leading expert on the housing voucher program, rental assistance, and issues concerning the intersection of housing and welfare policy. Prior to working at the Center, she was the Senior Managing Attorney of the Housing Unit at Greater Boston Legal Services, where she worked for more than 19 years. Sard has a B.A. in Social Studies from Radcliffe College/Harvard University and a J.D. from the Harvard Law School.

Commissioner Keisha L Shropshire is a first term Advisory Neighborhood Commissioner. Sworn in January 2015, she represents 2,000 residents in the Trinidad neighborhood in NE Washington DC. She is committed to public service, public health, and community organizing. While working in community and professional settings, she has been viewed as a team leader as well as a team player. She has a special talent for networking, facilitating activities, and bringing people together to move projects forward collaboratively.

Commissioner Shropshire earned a Bachelor of Arts in Biology from Agnes Scott College and a Master of Public Health with a concentration in Health Policy and Community Health and Prevention from Drexel University School of Public Health. With this expertise, Ms. Shropshire has guided numerous strategic projects, managed teams, fostered partnerships, and synthesized information into actionable items to inform public health research agendas, policy, and decision-making at various organizational levels.

Adrienne Todman is the Executive Director of the District of Columbia Housing Authority (DCHA). During Ms. Todman's tenure, DCHA has created a national model to house and assist homeless veterans, opened the first public affordable assisted living facility, and increased the number of affordable units available for low income families. DCHA has also generated over \$2 billion in economic development activity throughout the city with its community development projects. Prior to her tenure at DCHA, Ms. Todman held key positions at the US Department of Housing and Urban Development and the House of the Representatives. Ms. Todman is an active board member of several organizations. She co-founded the Women in Housing Leadership Initiative. She is a graduate of Smith College.

Kermit Turner is the president of the Adams Garden Tenant Association. He organized the residents of his building to exercise their TOPA rights, which resulted in numerous upgrades and improvements. Mr. Turner attended the Berkeley School of Music in Boston. His professional career includes positions in information management and community organizations. In the mid-1980s, he assisted in the making of "Southwest Remembered," a local PBS documentary on the 1950's renewal of the waterfront in Southwest DC. Mr. Turner is very active in HIV Care and treatment, serving on the Executive Committee of the Community Advisory Board of Metro Health and chairing the DC Cohort (Advancing HIV Care and Treatment in the District of Columbia). In July 2013 he was a team member that successfully brought the International AIDS conference to the District of Columbia. In May 2015, he received his Certificate of Completion for an NQC training of consumers on the quality of AIDS health services.

Speaker Bios

Barry Weise is the Legislative Director for Councilmember Anita Bonds, the Chairperson of the Council’s Committee on Housing and Community Development. Barry is responsible developing legislation concerning matters relating to development, maintenance, preservation, and regulation of the housing stock, including rental housing.

Barry has a long history of tenant advocacy. Back in 2001, he organized the tenants of his Adams Morgan building, and filed the first lawsuit challenging the questionable “95/5” sale of his building. As president of the tenant association, in 2005

In 2014, Barry received the DC Environmental Network Environmental Advocacy Award. Barry graduated from George Washington University Law School in 2003, where he received the Philip C. Jessup International Law Moot Court Competition award. In 1985, Barry graduated Phi Beta Kappa from the University of California at Berkeley. Barry has previously worked at the District Department of the Environment, the DC Office of Planning, and for Councilmember Jim Graham.

Elayne Weiss joined the National Low Income Housing Coalition (NLIHC) in November 2014. For the last three and a half years, Elayne served as a legislative assistant for the American Civil Liberties Union Washington Legislative Office where her work concentrated on reproductive and women’s rights. In her position at the ACLU, Elayne helped craft and implement dynamic strategies to meet the organization’s advocacy goals, and worked on a broad range of issues, including housing protections for survivors of domestic and sexual violence. At NLIHC, Elayne advocates for increased funding for the National Housing Trust Fund and is responsible for NLIHC’s work in the areas of homelessness, low income housing tax credits, among other issues. Elayne holds a JD from Drexel University Thomas R. Kline School of Law and a BA in economics from Brandeis University. Elayne is from Philadelphia.

Kathy Zeisel is a senior supervising attorney with Healthy Together, a medical-legal partnership which brings Children’s Law Center lawyers side-by-side with pediatricians in health clinics to find and fix the root causes of a child’s health problem. Kathy supervises staff attorneys, trains and mentors pro bono special education and housing conditions cases and works on policy issues related to housing in the District. Prior to joining Children’s Law Center, Kathy was the domestic violence staff attorney at the National Law Center on Homelessness and Poverty and the Queens supervisor for the Courtroom Advocate’s Project at Sanctuary for Families in New York City. During law school, Kathy was awarded the Vanderbilt Medal for Outstanding Contributions to the School of Law for helping to found Law Students for Human Rights. Kathy also participated in the International Human Rights Clinic and represented survivors of domestic violence in immigration cases through Sanctuary for Families.

FOREVER
IN OUR
HEARTS

OTA Excellence in Advocacy Award

David F. Conn, Esquire

In posthumous recognition of David F. Conn’s steadfast commitment to the District of Columbia’s tenant community, including over 25 years of outstanding pro bono legal assistance to tenants and tenant associations, tireless tenant organizing and attorney mentoring, and ever-brilliant and insightful legislative advocacy.



D.C. Office of the Tenant Advocate
Johanna Shreve, Chief Tenant Advocate
September 26, 2015

“David F. Conn Day” in the District of Columbia
(pursuant to D.C. Ceremonial Resolution 21-0092)

OTA Excellence in Leadership Award

Karen Perry

In posthumous recognition of Karen Perry’s many years of outstanding advocacy and leadership on behalf of the District of Columbia’s tenant community, including long-standing service as the President of the Van Ness South Tenants’ Association, ANC Commissioner, policy advocate, and close confidante of the DC Office of the Tenant Advocate.



D.C. Office of the Tenant Advocate
Johanna Shreve, Chief Tenant Advocate
September 26, 2015

MANY THANKS!

We owe a great deal of thanks to the following individuals and organizations who have given their innumerable time and hard work to organize and participate in the 8th Annual Tenant & Tenant Association Summit:

Speakers

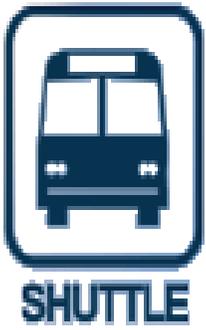
Dr. Delores Anderson	Shirley Horng	Amir Sadeghy, Esq.
Samantha Beckett, Esq.	Iris Lipkowitz	Barbara Sard
Jennifer Berger, Esq.	David Moore	Kermit Turner
Blake Biles, Esq.	William “Zac” Mundy, Esq.	Barry Weise
Scott Bruton	Pamela Nelson	Elayne Weiss, Esq.
Barbara Burton, Esq.	Aaron Polkey, Esq.	Kathy Zeisel, Esq.
Joel Cohn, Esq.	Ramona Quillet, Esq.	
Laurie Bell Cooper, Esq.	Teresa Rainey	
Debra Frazier	Wes Rivers	
Jean Gross-Bethel	Melvina Robinson-Bass	
Ronald E. Hampton	Angie Rodgers	
Beth Mellen Harrison, Esq.	Bennett Rushkoff, Esq.	

Staff

Dr. Delores Anderson, Education & Outreach Coordinator
Manuel Bolanos, Case Management Specialist
Joel Cohn, Esq. Legislative Director
Cynthia Houser, Staff Assistant
Horace Lassiter, Esq., Paralegal Specialist
Christopher Lucas, Case Management Specialist
William “Zac” Mundy, Esq., Attorney Advisor
Aaron Polkey, Esq., Attorney Advisor
Ramona Quillet, Esq., Attorney Advisor
Amir Sadeghy, Esq., Attorney Advisor
Regina Tatum, Program Analyst
Dennis Taylor, Esq., General Counsel
Tamela Tolton, Emergency Housing Coordinator

Volunteers

David Jordan
Linda Leaks
Venus Little
Juanita Smith
Lord Waters
Michael Williams
DC Law Students in Court
Legal Counsel for the Elderly
The Law Office of Jamal Zouaoui



Shuttle Schedule

Tenant Summit Shuttle Service

Gallaudet Univ. Entrance	NOMA Metro
7:30am	7:40am
8:00am	8:10am
8:30am	8:40am
9:10am	9:20am
9:50am	10:00am
10:30am	10:40am
11:10am	11:20am
11:50am	12:00pm
12:30pm	12:40pm
1:15pm	1:25pm
1:45pm	1:55pm
2:10pm	2:20pm
3:35pm	3:45pm
4:00pm	4:10pm
4:25pm	4:35pm
4:45pm	4:55pm
5:05pm	5:15pm
5:20pm	5:30pm

Shuttle Locations: NOMA-Gallaudet:

The location for boarding/discharging passengers at the NoMa-Gallaudet U station is the corner of M Street and 2nd St., NE. When leaving the station via the subway exit to the M street side, after reaching the street, take a left to the traffic light, which will be 2nd St., NE. The bus will stop just before the traffic light on M St., to board and discharge passengers, and then will continue left onto 2nd St., NE.

Shuttle Service



for

*The Office of the Tenant Advocate
Annual Holiday Open House*

*Friday, December 11, 2015
Details Coming Soon!*

FOR MORE INFORMATION:

www.ota.dc.gov

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Washington, DC 20009
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Fax: 202.719.6586



DC OFFICE OF THE TENANT ADVOCATE

#tenantrightsmatter

