

Project Narrative – anc1D 2008 Small Grants **anc1D** mount pleasant, dc

Title: In 15 words or less, give a title that describes the project's main beneficial result.

Complete a list of MP apartment buildings, property management, DCRA information

Narrative: 500 words or less, all on this page. Label paragraphs - A: Group. B: Project. C: Benefits. D: Leverage.

A: Group. AMP Building List Workgroup (AMP = All-Ways Mount Pleasant)

B: Project.

Complete a list of MP apartment buildings, complete with property management and DCRA information. AMP has assembled a list of 85 apartment buildings in Mount Pleasant. But mostly the information is only reliable in terms of Names and Addresses. The issue often comes up at local meetings of who owns or manages which buildings, or is a multiple building owner or operator.

We will have expenses since we may need to hire some young workers who will do additional canvassing. We may want to take a picture of each building. We may also hire a local person to track down the names of property management, and various other contacts, such as resident managers, sales agent, superintendent, office manager.

We work on a regular basis with neighbors who are apartment renters and come to us after confusing experiences with DCRA and other agencies. They feel they are receiving unfair rent increases, and cannot find the required information about their building or how they correspond to DCRA regulations and District law. We may also be able to compile a list of Building and Tenant Associations, and which group or groups they are affiliated with. Whether we collect or publish some of this information is conditional on the residents. Both the residents and management have concerns with privacy, littering, and access to buildings.

C: Benefits.

By having a list, then residents and Building Associations could collaborate on common problems. We already know of several mid-size apartment buildings that have the same management company and owners. Typically, these also seem to be the companies that are hardest to break through corporate and management layers in order to have any repairs made or problems addressed. Once that barrier is broken however, a line of communication and benefits is not only provided to one person, but can be disseminated through Building Associations to all the residents. AMP already has impacted lives of 10,000 people in apartment buildings, mostly in but some around Mount Pleasant. These new methods could double or triple our impact on this already large population.

D: Leverage.

Once we have collected information about the status of buildings and units, we can also look for additional research on District laws, Inspection requirements, Rent Ceilings, Rent Control, so that we can provide more tools to Building Associations on what is allowed in rent increases. Seasoned Building Association officers are savvy to the differences between superficial improvements and substantial renovations, but the absence of solid information and good tools prevents residents from following up to find out whether rent increases are legitimate or not. We hope to work with other city wide groups to develop strategies for stabilizing low income housing largely by self help and shared resources.