



ADVISORY NEIGHBORHOOD COMMISSION 1E

GOVERNMENT OF THE DISTRICT OF COLUMBIA

2605 SHERMAN AVE NW | WASHINGTON DC 20001 | ANC1E.ORG | 1E@ANC.DC.GOV

CHAIR

Commissioner Josh Jacobson
1E06@anc.dc.gov

VICE CHAIR

Commissioner Audra Grant
1E02@anc.dc.gov

SECRETARY

Commissioner Brad Howard
1E01@anc.dc.gov

TREASURER

Commissioner Philippa Hawker
1E03@anc.dc.gov

Commissioner Rashida Brown
1E04@anc.dc.gov

Commissioner Philip Newland
1E05@anc.dc.gov

Commissioner Brian Footer
1E07@anc.dc.gov

ADVISORY NEIGHBORHOOD COMMISSION 1E

MINUTES OF THE REGULAR PUBLIC MEETING ON MAY 27, 2026

LATEST ACTION: **APPROVED** (06/24/2026)

MEETING MINUTES

The regular public meeting of Advisory Neighborhood Commission 1E was held virtually on Wednesday, May 27, 2026, at 7:05 p.m., Chair Josh Jacobson being in the chair and Secretary Brad Howard being present. The meeting was noticed to the community via listserv, social media, website, and e-calendar.

Commissioners present at roll call were:

SMD	Commissioner Name	Attendance
1E01	Commissioner Brad Howard	Present
1E02	Commissioner Audra Grant	Not Present (arrived later)
1E03	Commissioner Phillipa Hawker	Not Present
1E04	Commissioner Rashida Brown	Present
1E05	VACANT	-
1E06	Commissioner Josh Jacobson	Present
1E07	Commissioner Brian Footer	Present

A quorum was present, with four of six current Commissioners present at the time of the roll call.

On motion of Commissioner Howard, the agenda was adopted 4-0.

On motion of Commissioner Howard, the rules were suspended to consider Resolution #1E-202605-01, “Amending ANC 1E’s Standard Operating Procedures to Authorize Use of a Consent Agenda at Regular Public Meetings,” before consideration of the regular Consent Agenda. The motion to suspend the rules was adopted 4-0.

Commissioner Grant joined after adoption of the agenda and before consideration of the Consent Agenda.

On motion of Commissioner Footer, the Consent Agenda was adopted without objection. The Consent Agenda included:

- Approval of the Minutes of ANC 1E’s Regular Public Meeting, March 2026, as amended; and
- Approval of the Minutes of ANC 1E’s Regular Public Meeting, April 2026.

The Chair recognized scheduled guests, Commissioners, and the public for community announcements. The following presentations were made:

- Eliza-Roche Robinson, Office of Councilmember Brianne Nadeau, provided an update on the District budget process and legislation regarding youth curfews.
- Enrique Lopez, Mayor’s Office of Community Relations and Services, provided updates on the Ward 1 roll-off, 311 issues, and 3553 11th Street NW.
- Laura Gonzalez, Office of Human Rights Language Access Program, provided information regarding reimbursement for eligible translation and interpretation services and assistive listening systems.

- Commissioner Brown provided an update on Bruce Monroe.

Secretary Howard reported on DHCD's April 22, 2026 response to ANC 1E Resolution #1E-2026-0302, "Resolution Requesting Documentation and Oversight Regarding Condominium Warranty Security Compliance at 3619 Georgia Avenue NW."

On motion of Commissioner Howard, DHCD's email response was entered into the record and ordered attached to the resolution file without objection. See Appendix A to these minutes.

The report of the Transportation and Public Space Committee was received. The next Transportation and Public Space Committee meeting was announced for Wednesday, June 3, 2026, at 7:00 p.m.

The report of the Public Safety and Engagement Committee was received. Alice Burt presented the grant request for the Lower Georgia Avenue Chili Cook-Off.

On motion of Commissioner Footer, Resolution #1E-202605-04, "Approving Grant Request for Lower Georgia Avenue Chili Cook Off," approving a \$2,500 grant request, was adopted without objection.

Dan Goldberg appeared regarding a potential Wangari Gardens grant request. No action was taken.

The report of the Zoning and Economic Development Committee was received. The next Zoning and Economic Development Committee meeting was announced for Wednesday, June 10, 2026, at 7:00 p.m.

The report of the Georgia Avenue Economic Development Special Committee was received. The next Georgia Avenue Economic Development Special Committee meeting was announced for Thursday, May 28, 2026, at 7:00 p.m.

There was no unfinished business.

On motion of Commissioner Howard, Resolution #1E-202605-02, “Amending the ANC 1E Standard Operating Procedures to Establish Standards for Resolution Numbering, Official Document Labeling, Templates, and Records Management,” was adopted without objection.

On motion of Commissioner Howard, Resolution #1E-202605-03, “Urging DOH Rodent and Vector Control to Partner with Experts in Fertility Management,” was adopted 4-0-0.

On motion of Commissioner Howard, Resolution #1E-202605-05, “Calling for Improved Condominium Warranty Security Notification and Transparency,” was adopted without objection, with the addition of a standard administrative authorization clause.

On motion of Commissioner Howard, Resolution #1E-202605-06, “Requesting Expedited Traffic Safety Review for Park Place NW Between Princeton Place NW and Otis Place NW,” was adopted without objection.

Chair Jacobson announced that the DC Office of Planning had requested an ANC 1E representative for the DC 2050 Neighborhood Planning Roundtable on Saturday, June 6, 2026, from 10:00 to 11:30 a.m. at 899 North Capitol Street NE, Room R2020, Washington, DC 20002.

Chair Jacobson announced that ANC 1E's next regular public meeting would be held virtually on Wednesday, June 24, 2026, at 7:00 p.m.

On motion of Commissioner Howard, the meeting adjourned without objection at approximately 8:53 p.m.



COMMISSIONER BRAD HOWARD
SECRETARY, ANC 1E

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APPROVED, by Advisory Neighborhood Commission 1E at a properly noticed regular meeting of the Commission on June 24, 2026, with a quorum present.

APPENDIX A

DHCD Correspondence Regarding ANC 1E Resolution #1E-2026-0302

Correspondence between Advisory Neighborhood Commission 1E and the DC Department of Housing and Community Development related to ANC 1E Resolution #1E-2026-0302, "Resolution Requesting Documentation and Oversight Regarding Condominium Warranty Security Compliance at 3619 Georgia Avenue NW."

The following correspondence is attached:

- April 4, 2026, ANC 1E Resolution #1E-2026-0302, Request for Agency Response, 3619 Georgia Avenue NW
- April 8, 2026, RE: ANC 1E Resolution #1E-2026-0302, Request for Agency Response, 3619 Georgia Avenue NW
- April 22, 2026, RE: Follow-up Questions, Warranty Bond for 3619 Georgia Ave NW



ANC 1E Resolution #1E-2026-0302 – Request for Agency Response (3619 Georgia Avenue NW)

From Howard, Brad (SMD 1E01) <1E01@anc.dc.gov>

Date Mon 4/6/2026 8:20 AM

To Green, Colleen (DOH) <colleen.green@dc.gov>; ATD DHCD <dhcd@dc.gov>; Gaines, Lionell (DHCD) <lionell.gaines@dc.gov>; ernest.chrappah@dc.gov <ernest.chrappah@dc.gov>; DOB (DOB) <dob@dc.gov>; Cross, Alex (DOB) <alex.cross@dc.gov>; ATD OAG <oag@dc.gov>; Turner, Joshua (OAG) <joshua.turner3@dc.gov>; Turner, Joshua (OAG) <joshua.turner3@dc.gov>; Hotline Inspector General (OIG) <Hotline.InspectorGeneral@dc.gov>; Ramos, Matthew (OIG) <matthew.ramos@dc.gov>

Cc Jacobson, Josh (ANC 1E06) <1E06@anc.dc.gov>; anita.bonds@dccouncil.gov <anita.bonds@dccouncil.gov>; housing@dccouncil.gov <housing@dccouncil.gov>; business@dccouncil.gov <business@dccouncil.gov>; judiciary@dccouncil.gov <judiciary@dccouncil.gov>; phil.mendelson@dccouncil.gov <phil.mendelson@dccouncil.gov>; Reed, Jennifer (EOM) <Jennifer.Reed@dc.gov>

 1 attachment (223 KB)

1E-2026-0302 - Resolution 3619 Georgia Avenue NW (signed).pdf;

Please see the attached resolution adopted by Advisory Neighborhood Commission 1E regarding condominium warranty security compliance at 3619 Georgia Avenue NW.

The Commission respectfully requests that your agency review the matters outlined in the resolution and provide a written response addressing the questions and requested documentation.

Given the potential financial impact on unit owners and the importance of compliance with District law, we ask that you provide a response within 30 days.

Please confirm receipt of this resolution and direct any questions or follow-up to me.

Respectfully,

Brad



Commissioner Brad Howard | Secretary | ANC 1E01 (Park View)

District of Columbia Advisory Neighborhood Commission 1E
202.656.1632 | @ANC1E01 | Visit us online at ANC1E.org!



RE: ANC 1E Resolution #1E-2026-0302 – Request for Agency Response (3619 Georgia Avenue NW)

From Gaines, Lionell (DHCD) <lionell.gaines@dc.gov>

Date Wed 4/8/2026 1:57 PM

To Howard, Brad (SMD 1E01) <1E01@anc.dc.gov>; ATD DHCD <dhcd@dc.gov>; ernest.chrappah@dc.gov <ernest.chrappah@dc.gov>; DOB (DOB) <dob@dc.gov>; Cross, Alex (DOB) <alex.cross@dc.gov>; ATD OAG <oag@dc.gov>; Turner, Joshua (OAG) <joshua.turner3@dc.gov>; Turner, Joshua (OAG) <joshua.turner3@dc.gov>; Hotline Inspector General (OIG) <Hotline.InspectorGeneral@dc.gov>; Ramos, Matthew (OIG) <matthew.ramos@dc.gov>

Cc Jacobson, Josh (ANC 1E06) <1E06@anc.dc.gov>; anita.bonds@dccouncil.gov <anita.bonds@dccouncil.gov>; housing@dccouncil.gov <housing@dccouncil.gov>; business@dccouncil.gov <business@dccouncil.gov>; judiciary@dccouncil.gov <judiciary@dccouncil.gov>; phil.mendelson@dccouncil.gov <phil.mendelson@dccouncil.gov>; Reed, Jennifer (EOM) <Jennifer.Reed@dc.gov>

Good Afternoon Commissioner Howard,

Thank you for sharing the ANC 1E Resolution 1E-2026-0302 (Condominium Warranty Security Compliance at 3619 Georgia Avenue NW).

DHCD's Rental Conversion and Sales Division (CASD) received the warranty bond for 3619 Georgia Ave NW on 2/28/2024 and the Bond is still on file with DHCD. You can obtain the Condominium Registration file by submitting a FOIA request.

FOIA Request: You can [submit a FOIA request online](#) via the DC Government Public FOIA Portal. Requests may also be submitted by mail, fax, or email. However, please note that FOIA requests submitted online will be easier to track and process. For additional information on the FOIA process before making a request, visit foia.dc.gov.

Please let me know if you have any additional questions or concerns.

Respectfully,

Lionell Gaines, Community Development Resource Specialist

Government of the District of Columbia

District of Columbia Department of Housing and Community Development (DHCD)

1909 Martin Luther King Jr. Avenue SE | Washington, DC 20020

(P) 202.442.7237 | (C) 202.836.0826 | (F) 202.645.6727

Lionell.Gaines@dc.gov

<http://dhcd.dc.gov>



From: Howard, Brad (SMD 1E01) <1E01@anc.dc.gov>

Sent: Monday, April 6, 2026 8:20 AM

To: Green, Colleen (DOH) <colleen.green@dc.gov>; ATD DHCD <dhcd@dc.gov>; Gaines, Lionell (DHCD) <lionell.gaines@dc.gov>; ernest.chrappah@dc.gov; DOB (DOB) <dob@dc.gov>; Cross, Alex (DOB) <alex.cross@dc.gov>; ATD OAG <oag@dc.gov>; Turner, Joshua (OAG) <joshua.turner3@dc.gov>; Turner, Joshua (OAG) <joshua.turner3@dc.gov>; Hotline Inspector General (OIG) <Hotline.InspectorGeneral@dc.gov>; Ramos, Matthew (OIG) <matthew.ramos@dc.gov>

Cc: Jacobson, Josh (ANC 1E06) <1E06@anc.dc.gov>; anita.bonds@dccouncil.gov; housing@dccouncil.gov; business@dccouncil.gov; judiciary@dccouncil.gov; phil.mendelson@dccouncil.gov; Reed, Jennifer (EOM) <Jennifer.Reed@dc.gov>

Subject: ANC 1E Resolution #1E-2026-0302 – Request for Agency Response (3619 Georgia Avenue NW)

Please see the attached resolution adopted by Advisory Neighborhood Commission 1E regarding condominium warranty security compliance at 3619 Georgia Avenue NW.

The Commission respectfully requests that your agency review the matters outlined in the resolution and provide a written response addressing the questions and requested documentation.

Given the potential financial impact on unit owners and the importance of compliance with District law, we ask that you provide a response within 30 days.

Please confirm receipt of this resolution and direct any questions or follow-up to me.

Respectfully,

Brad



Commissioner Brad Howard | Secretary | ANC 1E01 (Park View)

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RE: Follow-up Questions — Warranty Bond for 3619 Georgia Ave NW

From Gaines, Lionell (DHCD) <lionell.gaines@dc.gov>

Date Wed 4/22/2026 1:46 PM

To Marcus Carr <marcus.carr@gmail.com>

Cc Howard, Brad (SMD 1E01) <1E01@anc.dc.gov>; Jacobson, Josh (ANC 1E06) <1E06@anc.dc.gov>; Edwards, Hayes <hedwards@lercheearly.com>

Good Afternoon Mr. Carr,

Thank you for your patience.

When DHCD's Office of the General Counsel issued its response to FOIA request 2024-FOIA-01925 on December 18, 2023, DHCD's Rental Conversion and Sales Division (CASD) had not received a warranty bond from Murdoch Street LLC for 3619 Georgia Avenue NW. Your inquiry prompted DHCD's Rental Conversion and Sales Division (CASD) to issue a notice of non-compliance and a cease-and-desist letter to the developer.

For additional context, in 2022 the Council of the District of Columbia updated legislation for condominium warranty claims. Specifically, the Condominium Warranty Claims Clarification Amendment Act of 2022 established penalties and fines for failure to comply with condominium warranty requirements. The updates authorized DHCD to refer the developer's non-compliance to the Office of the Attorney General (OAG) for enforcement.

Here is an overview of the actions taken in 2024:

- **January 2, 2024:** DHCD notified the developer and their attorney on the requirement to obtain and post a condominium warranty bond.
- **February 20, 2024:** DHCD referred the developer's non-compliance with the Condominium Act to the DC Office of the Attorney General (OAG) for civil enforcement.
- **February 23, 2024:** DHCD issued a formal notice of non-compliance to the developer for failure to post the required warranty bond for the Exchange Condominium - 3619 Georgia Ave NW. DHCD informed them that the matter had been referred to the Office of the Attorney General's Civil Enforcement Division.
- **February 26, 2024:** The developer's attorney informed DHCD that a warranty bond had been secured.
- **February 28, 2024:** DHCD received a hard copy of the warranty bond in the mail via USPS.

While DHCD did not notify you when the developer submitted the warranty bond, DHCD remains committed to assisting The Exchange Unit Owners Association with any structural defect warranty claims. The warranty bond on file is \$660,000, and to date no individual warranty bond claims have been submitted by any of the unit owners.

Condominium Structural Defect Warranty Claim Process: Additional information about the condo structural defect warranty claim process is available here: [Condominium Structural Defect Warranty Claim Procedure Form.pdf](#). To submit a structural defect warranty claim, a condominium association or an individual unit owner must email the following required documents to DHCD's Rental Conversion and Sales Division (CASD) via email dhcd.casd@dc.gov:

- **Formal Claim Letter:** a signed letter making a formal structural defect warranty claim.
- **Structural Engineer's Report:** a detailed report from a structural engineer (along with proof of being licensed to conduct business in the District of Columbia) of the structural defects.
- **Correspondence with the Developer:** copies of correspondence from the claimant to the developer regarding the structural defects prior to the expiration of the applicable statutory period which documents the developer's failure or refusal to resolve and/or repair the structural defects in a timely manner.
- **Cost Estimates:** Three cost estimates from contractors authorized to complete the repairs of each identified structural defect.

Please let me know if you have any additional questions for DHCD's Rental Conversion and Sales Division (CASD).

Respectfully,

Lionell Gaines, Community Development Resource Specialist

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District of Columbia Department of Housing and Community Development (DHCD)

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(P) 202.442.7237 | (C) 202.836.0826 | (F) 202.645.6727

Lionell.Gaines@dc.gov

<http://dhcd.dc.gov>



From: Gaines, Lionell (DHCD)

Sent: Monday, April 13, 2026 2:22 PM

To: 'Marcus Carr' <marcus.carr@gmail.com>

Cc: Howard, Brad (SMD 1E01) <1E01@anc.dc.gov>; Jacobson, Josh (ANC 1E06) <1E06@anc.dc.gov>; Edwards, Hayes <hedwards@lercheary.com>

Subject: RE: Follow-up Questions — Warranty Bond for 3619 Georgia Ave NW

Good Afternoon Everyone,

Mr. Carr – Thank you for your patience and your questions. DHCD is still working to provide responses to your questions, and we will provide an update and contact you soon.

Respectfully,

Lionell Gaines, Community Development Resource Specialist

Government of the District of Columbia

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1909 Martin Luther King Jr. Avenue SE | Washington, DC 20020

(P) 202.442.7237 | (C) 202.836.0826 | (F) 202.645.6727

Lionell.Gaines@dc.gov

<http://dhcd.dc.gov>



From: Marcus Carr <marcus.carr@gmail.com>
Sent: Thursday, April 9, 2026 10:10 AM
To: Gaines, Lionell (DHCD) <lionell.gaines@dc.gov>
Cc: Howard, Brad (SMD 1E01) <1E01@anc.dc.gov>; Jacobson, Josh (ANC 1E06) <1E06@anc.dc.gov>; Edwards, Hayes <hedwards@lercheearly.com>
Subject: Follow-up Questions — Warranty Bond for 3619 Georgia Ave NW

Mr. Gaines,

Thank you for your response to ANC 1E Resolution 1E-2026-0302 regarding the condominium warranty security bond for 3619 Georgia Ave NW. I'm the president of The Exchange Unit Owners Association at that address.

I want to provide some context, because your response comes as a genuine surprise. In December 2023, we submitted a FOIA request to DHCD specifically asking whether a warranty security bond had been filed for this property. (The close-out letter is attached.) We were told that no bond was on file. Based on that response, we filed formal notice with the city of our intent to pursue a bond claim. At no point after that did anyone from DHCD contact us to indicate that a bond had subsequently been received.

If I understand your response correctly, the fact that a bond was received on 2/28/2024 and remains on file is potentially significant good news for our association. Our building has documented structural defects that will require substantial repairs, and a bond we can draw on would meaningfully change our situation.

With that context, I have two follow-up questions:

1. What is the bond amount? Specifically, how much money is secured under the building-wide bond currently on file with DHCD?
2. In addition to any bond covering the overall building, have individual warranty security bonds been filed for each unit owner?

Thank you for your time and I look forward to your response.

Marcus Carr
President, The Exchange Unit Owners Association