

VAN NESS SOUTH TENANTS ASSOCIATION

January 6, 2022

Mr. Ernest Chrappah
Director
Department of Consumer and Regulatory Affairs
1100 4th Street, SW
Washington, DC 20024

Dear Mr. Chrappah,

I am writing to complain on behalf of the residents of 3003 Van Ness Street, managed by Equity Residential, to request a comprehensive inspection of both the South and West buildings of the property, including the garages, elevators systems, heating and cooling systems, ventilation systems, common areas, and any other parts of the building under the jurisdiction of DCRA.

We have attached a 45-page report on likely violations at 3003 Van Ness, including many vivid photos revealing structural issues, safety hazards and security vulnerabilities. The report reveals extensive water leaks in the underground garage, apparent deterioration of structural elements such as walls, columns, concrete slabs and beams, frequently blocked drains and flooding, buckled sidewalks, unstable patio tiles, darkened security lighting, and broken exterior doors and locks.

Furthermore, the report finds that there may be systemic problems with the heating and cooling systems, which break down frequently, and the ventilation system, which appears to circulate air from apartment to apartment instead of drawing stale air out of the building.

Equity Residential has broken the DC housing code many times at 3003 Van Ness – DCRA has fined it repeatedly. We urge DCRA to conduct a comprehensive inspection of the property, and if violations are found, to assess fines that are commensurate with Equity Residential's long history of infractions and that are large enough to deter additional violations in the future.

Sincerely,



Harry Gural
President, Van Ness South Tenants Association

cc: Clarence Whitescarver, Chief Building Official, DCRA
Drew Hubbard, Interim Director, Department of Housing and Community Development
Councilmember Mary Cheh
Councilmember Anita Bonds
Johanna Shreve, Chief Tenant Advocate, Office of the Tenant Advocate
David Cristeal, Chair, ANC-3F
Alexandria Appah, Vice-Chair, ANC-3F