



Note to File: Many tenants have detailed their attempts since the winter of 2020 of trying to contact several DC city officials at the onset and throughout their ordeal to include the Attorney General's office, the Mayor's office, and Ward 8 Councilmember Trayon White.

Date	Summarization:
1/26/2021	Woodberry resident Ms. Cornelia Hill contacted Dr. Rhonda L. Hamilton of the Healthy DC & Me Leadership Coalition and was directed to completing an on-line intake form- where she complained of living with rodent infestations among other issues, and also indicated that her management "Capital Realty" had not been responsive nor had the Attorney General's office whom she had also contacted and provided a list of tenants with housing violations to include no heat.
2/7/2021	The Healthy DC & Me Leadership Coalition contacted At-Large Councilmember Robert White's office after being greeted with dismissive and non-responsive behavior from Councilmember Trayon White's office. Councilmember Trayon White's office followed up to indicate that they were aware of the slumlord behavior of Capital Realty for the past 5 weeks, and indicated that DCRA has received several complaints from their office. Additionally they remarked that the property was under renovations and the landlord did not want to make repairs twice, and thus the tenants were left to live with all kinds of inhumane conditions, which as of this report continues to some degree.
2/5/2021	HDCMCLC publishes a viral video on social media of the horrendous conditions found at Woodberry Village resident Ms. Sherby Black's apartment and calls for prosecution of Capital Realty's slumlord behavior.
2/9/2021	HDCMCLC seeks counsel from Atty. Chris Herling of Wilmer Hale and places him in contact with Woodberry Village resident Cornelia Hill for a possible intake.
2/10/2021	At-Large Councilmember Robert White's office contacts DCRA with regards to the initial Woodberry Village complaints to inquire about the status of the heat and other reported violations.
2/11/2021	DCRA responded to Councilmember Robert White's office with indication that Notices of Infractions were issued for the 4 identified units that had no heat. In fact it was later determined that several buildings containing an average of 10 units were without heat and also plagued with over 200 (+) infractions to date and counting.
2/12/2021	As a result of the HDCMCLC door knocking campaign, 39 Woodberry Village residents sign initial petition of demand for immediate restoral of their human & housing rights as well as proper restoral of their living environments. The tenants reported issues with management to include retaliatory behaviors and non-responsiveness with addressing the needed repairs.
	HDCMCLC receives several tenant reportings and account of their concern and distrust of Bread for the City Representative, Taylor Headley who tenants say hadn't made her representation clear and whom they thought was being paid by management. Taylor details to HDCMCLC that she is assisting the tenants with their TOPA rights and erroneously cited attorney client privileges to keep the HDCMCLC advocates at bay. (Healthy DC later learned that the TOPA rights expired in 2018.)
	HDCMCLC and their team of advocates conduct a "public-in-person" & "viral" protest of DCRA on behalf of Woodberry citizens living with no heat and other tenant and human rights violations.
2/15/2021	HDCMCLC seeks assistance from outside counsel for local representation that would not be based to the Woodberry tenant's plight involving the city and its failed responses. (Roberta "Toni" Meyers Douglas Director of State Strategy & Reentry Legal Action Center 225 Varick Street, Ste. 402 New York, NY 10014 Home Office: Stockbridge, GA 212-243-1313 ext. 135 meyers@blac.org
2/18/2021	HDCMCLC tweeted on social media about this Woodberry Village travesty to Scott McFarlane, Shomari Stone, & Tracee Wilkins (NBK4), & Michael Quander (WU5A9).
	The HDCMCLC contacted Attorney Johnny Barnes with our concerns of a DCRA cover-up regarding the true condition and lack of appropriate fines for all of the visible infractions, human and tenant's right violations.
	HDCMCLC contacted Attorney Chris Herling of Wilmer & Hale to report the need for proper and legal representation of the Woodberry Village tenant issues that were not being addressed by Bread for the City. Mr. Herling indicated that he would make contact with Bread for the City to inquire as to what they understood to be going on. Mr. Herling was informed by Taylor that there was not enough of an issue for him to get involved and that they had it under control basically.
2/19/2021	Mr. Perry Redd of the HDCMCLC contacted the Washington Lawyer's Committee and conducted an intake regarding the HDCMCLC's concerns for racial discrimination regarding the Woodberry Village matter.
	HDCMCLC provides DCRA with the signed tenant petitions and violations spreadsheet to verify property-wide infractions and a need for door-to-door inspections to uncover the truth.
	HDCMCLC prepares an Executive Summary regarding Woodberry Village and presents to all members of the D.C. Council.
2/22/2021	Former Woodberry tenant association members & president, request HDCMCLC's presence at their scheduled meeting with Taylor Headley and Bread for the City to ascertain what Bread for the City's role is in their ongoing housing matters.
	Woodberry resident Ms. Cornelia Hill called HDCMCLC to report the suspicious death of a senior tenant of Woodberry Village whom she suspected had no heat. Officer found in process of doing a wellness check and Ms. Hill later learned that her co-resident had in fact passed away in his apartment. No further information was made available.
2/23/2021	Chaplain T. of the HDCMCLC contacted Mr. Cullen Hamilton in the Office of the Attorney General to inquire about what their office was doing to address the Woodberry Village slumlord concerns.
2/24/2021	Office of the Attorney General reports that Capital Realty attorneys say the heat is back on for all units at Woodberry Village.
	The HDCMCLC verifies with several tenants that they in fact still have no heat. The HDCMCLC begins demanding that DCRA perform a property wide inspection of all units. (approximately 200 units.)
2/25/2021	DCRA's lead inspector Ferdinand Gamboa concedes to HDCMCLC demands for property-wide inspections.
	Doit Reporter Aja Beckham does article on Woodberry Village after learning about HDCMCLC concerns for a cover up by the OAG's office and Bread for the City. HDCMCLC feels that the article was mediocre in reporting the true concerns and suspicions of the advocates. The OAG's office should have been called out for not prosecuting the "slumlord" landlord. Bread for the City's role in keeping the tenants contained and off the radar of reportings should have been called out. Aja Beckham informed HDCMCLC that her editor was contacted by a Bread for the City representative with concerns about how they would be reported on.
2/26/2021	HDCMCLC constructs a spreadsheet to detail and capture all of the deficient housing & human rights violations present at Woodberry Village at that time as reported by the residents.
3/1/2021	HDCMCLC speaks with a DC Superior Court rep. and Mr. Dan Clark of the Pro Bono Law Center in gain assistance with helping applicable and interested Woodberry Village residents with withholding of their rents. (Legal representation for the tenants both individually and collectively, was sought as a result of this meeting.)
	HUD Representative Andrea Hampton acknowledges HDCMCLC 3/5/2021 request for investigation of the Woodberry Village management's tenant violations and discriminatory practices on behalf of the Woodberry residents which includes subsidized, seniors, families, & disabled individuals.
3/8/2021	HUD opened several individual cases but failed to provide HDCMCLC with any follow-up regarding citing this management overall for the documented, and found violations.
3/12/2021	DC Chairperson Phil Mendelson contacted Woodberry resident Ms. Cornelia Hill to schedule an in-person visit of her home as a result of the ongoing complaints regarding DCRA's seeming cover-up of the true condition of Woodberry Village apartments.
	HDCMCLC puts 30 tenants from Woodberry Village on the phone with the Washington Lawyer's Committee to demonstrate "need" and to discuss 1st steps to initiating the investigation of events for possible representation of their legal housing matters.
3/15/2021	HDCMCLC contacted DC Chairperson Mendelson & Housing Committee Chair Anita Bonds to complain about the "stalled" tactics of DCRA's promised "property-wide" inspections.
3/16/2021	HDCMCLC and their advocates oversee the DCRA's 1st of 3 rounds of property-wide door-to-door inspections of the 17 buildings that make up the Woodberry Village apartment complex.
	HDCMCLC intercepts Councilmember Chair Phil Mendelson as he visits the Woodberry Village property. HDCMCLC has video of Mr. Mendelson being shown the mold in Ms. Sherby Black's unit (Ms. Black was previously assigned to a housing counselor attorney who approved her move back into the mold infested unit just days before.) Mr. Mendelson was shown several other examples of the slumlord workmanship and patterns of negligence, to date he has done nothing effective to help address this outstanding matter.
3/17/2021	HDCMCLC and their advocates oversee the DCRA's 2nd of 3 rounds of property-wide door-to-door inspections of the 17 buildings that make up the Woodberry Village apartment complex. At this point in the process HDCMCLC and their advocates have personally witnessed at least several hundred violations noted by the DCRA inspectors.
	DCRA representative and HDCMCLC have heated discussions regarding DCRA's lack of accountability for committing to the remainder of the "promised" inspections.
3/17/2021	Washington Lawyer's Committee kindall Long discusses a possible conflict with HDCMCLC regarding Bread for the City's (non-existent signed agreement) involvement with the Woodberry Village tenants.
3/18/2021	DCRA inspectors fail to report for the 3rd day of Woodberry Village pre-scheduled and agreed upon completion of the property-wide inspections. Thus the HDCMCLC calls out the "suspicious" behavior in light of having witnessed so many violations being observed. DCRA indicates that the process proved too overwhelming for their staffing abilities.
	HDCMCLC meet with National Action Network (NAN) to request assistance on behalf of the Woodberry Village tenants living in squalor. (Sister Nia 2X & Ebonee Bureau Chief (Baltimore region.)
3/23/2021	WLC meets with the Woodberry Village "defunct" tenant association members to announce their interest in beginning an investigation into understanding any duress, retaliation, or coercion to determine any relevancy for a class action suit. WLC requested to see copies of the MOU agreement discussed, any retainer agreements, lease documents and/or TOPA documents that the tenants might be working on with Bread for the City or otherwise.
	WLC meets with the Woodberry Village "defunct" tenant association members to ascertain and address the continued raised concerns for clarity regarding Bread for the City's involvement with the Woodberry tenants ongoing travesties. Bread for the City detailed their lack of knowledge for the extremity of tenant issues disclosed and maintained that they were only working with the tenants to help with any TOPA rights. (None of the tenants on the call understood that this was Bread's only interest. The tenants expressed their disappointment and distrust of Bread's intentions. Bread was asked by the HDCMCLC to withdraw from any future involvements with the Woodberry tenants to allow for adequate and proper representations to be brought to the table on their behalf.)
3/30/2021	DCRA resumes round #3 of HDCMCLC forced property-wide inspections at Woodberry Village apartments. HDCMCLC advocates suspect that DCRA halted the inspections to allow the Capital Realty ownership time to correct the horrendous amount of repairs found during inspection rounds #1 and #2.
4/7/2021	HDCMCLC requests Notice of Infractions from DCRA on behalf of Woodberry tenants regarding all Capital Realty Woodberry Village inspections and was told to file a FOIA Freedom of Information Act.
4/9/2021	HDCMCLC requests that the Inspector General's office investigate the Office of the Attorney General regarding the ongoing slumlord affairs at the Woodberry Village Apartments involving an entire community of predominantly Black residents and disabled seniors.
4/19/2021	HDCMCLC meets with Rising 4 Justice lead attorney Kellie Agabwera to solicit legal representation for all of the individual tenant complaints at Woodberry Village.
4/24/2021	HDCMCLC hosts a "Justice Cook-out" for Woodberry Village Tenants to help with organizing their notes, preparing for legal in-takes with WLC, and to re-assure them that their human and tenant rights matters would be addressed appropriately and that they should keep speaking up, fighting, and to stay encouraged.
	HDCMCLC met virtually with Jennifer Berger Chief of the Social Justice section of the Office of the Attorney General to demand that the Capital Realty group be litigated and held to more than "forced compliance". Ms. Berger was also called out for using the HDCMCLC data to not enforce the law and bring Justice to Woodberry Village tenants, but to inform the Capital Realty ownership of where and what to address with no further financial accountabilities. Ms. Berger asked for and was provided pertinent information to help litigate this ownership and to date still chooses not to publicly denounce their skimmish behaviors or cite them legally for the criminal acts and violation of the DC Tenant's Bill of Rights.
5/6/2021	HDCMCLC meet with defunct members of the Woodberry tenant association and WLC to discuss WLC's retainer.
5/27/2021	HDCMCLC calls for a property-wide mold inspections and dismissal of the Capital Realty ownership on an email chain that included the OAG's office, Capital Realty attorney, DCRA, & Congresswoman Norton.
6/7/2021	HDCMCLC contacts the DC City Auditor Kathy Patterson to request an investigation into the OAG's office regarding the tenant issues at Woodberry Village.
6/30/2021	HDCMCLC contacted the Fire Marshall's office to make a second request for a property-wide safety & hazardous, inspection of Woodberry Village apartments. Cheryl Hunter was assigned to investigate further.
7/1/2021	Attorney General files "Motion" lawsuit against Capital Realty Plaza ownership, Woodberry tenants were housed at Marbury Plaza (another Woodberry slumlord community), during the ongoing Capital Realty "slumlord" renovations and relocations, and while HDCMCLC advocates continued to solicit the Attorney General's office for accountability in not naming Capital Realty in its slumlord "lawsuit" involving Woodberry tenants being exposed to the Marbury slumlord incidents while simultaneously being exposed to the ongoing matters at Woodberry with no real relief or acknowledgement for damages and suffering.
7/2/2021	
7/6/2021	DC City Auditor responds to HDCMCLC request and acknowledges that their work looks back at the city's performance and does not investigate immediate concerns of this nature. Acknowledges taking the information into account for future projects that they may work on.
7/9/2021	HUD Representative Andrea Hampton asks HDCMCLC for any additional Woodberry tenant issues to be reported via their designated website for further follow-up and investigation.
7/15/2021	Capital Realty hosts a community-wide "fun day" in the midst of ongoing tenant complaints of mold, rodent infestation, falling ceilings, leaking feces, security concerns, no a/c, electrical, hazardous concerns, etc. Renovated units have just as many complaints being called in to HDCMCLC in-take as the units that have yet to be renovated.
9/16/2021	HDCMCLC and their fellow advocates deliver their demands to the Congressional committee for oversight & reform's chairperson Carolyn Maloney's staff, to have the entire DC Administration, Council, Systems, and the Mayor investigated for human rights and tenant rights violations, as well as their failure to prosecute and enforce the law according to the DC Tenant's Bill of Rights, suspicion of corruption, and discriminatory practices, in person at the Rayburn building on Capitol Hill.
10/1/2021	HDCMCLC assist the Woodberry Village tenants with initiating an election to elect their newly formed tenant association to represent their interest at seeking justice moving forward and to notify management of its intent to have them removed for continued violations of the DC Tenants Bill of Rights.
10/28/2021	HDCMCLC helps the newly formed Woodberry Village Association with establishing its legal charter with DCRA and with its ongoing representations of the Woodberry Village residents housing and human rights matters. A formal agreement is signed between HDCMCLC and the new President Cornelia Hill.
12/9/2021	Rising 4 Justice legal representatives hosts an in-person "rent strike" legal in-take at Woodberry Village apartments and 22 residents are identified and registered as wanting representation for their ongoing housing matters.
	WLC issues the newly formed Woodberry Village tenant association a letter indicating that they are losing their representation.
	At-Large Councilmember Robert White informs the HDCMCLC that they have spoken with the OAG's office who has reported that they are aware of the Woodberry Village matters and are moving forward with intervening; in the meantime At-Large Robert White committed to following up with HDCMCLC to detail the time line for establishing proper tenant resolutions. HDCMCLC make repeated requests for At-Large Councilmember to hold a press conference denouncing both the Attorney General's inaction, and the ongoing slumlord behavior at Woodberry Village. At-Large Councilmember continues to decline this request to date.

	HDCMLC met with Congresswoman's Maloney's oversight & reform committee staff members and legal representatives on a scheduled call to declare that they had exhausted all of the Legislative, Executive, & Federal avenues known in efforts to address the ongoing demands for Justice for the Woodberry Village tenants. This congressional committee was asked to make recommendations to the U.S. Attorney General to enforce the law not upheld by the DC Attorney General regarding the DC Tenant's bill of rights; Implement congressional hearings to allow the residents of Woodberry village their constitutional right to a redress of their grievances, forced audit of the DC Mayor, administration, systems, agencies, etc. to establish why 13 agencies failed the residents of Woodberry Village with all applicable and available employee and elected official reprimands, removals, prosecution, etc., tenant re-imbursements of rents and awards for suffering, property placed in receivership, Capital Realty removed as owner and manager.
1/20/2022	
1/21/2022	Rising 4 Justice legal representative indicates that they are still working to organize the cases from the Oct. 28th, 2022 legal intake at Woodberry Village. HDCMLC learns that R4J working with the Attorney General's office to provide ongoing information of tenant violations reportings.
	HDCMLC assisted Woodberry Village tenant association issued request for and hosted At-Large Councilman Robert White on his visit to the property in person approximately 1 year after HDCMLC first notified his office, to witness first hand the ongoing presence of slumlord activities and violations. The Councilmember informed the Woodberry residents that he was upheld and that heads were going to roll. HDCMLC assisted the Woodberry Tenant association with issuing its formal demands to At-large Councilman Robert White, which included: The Capital Realty Group be fined & assessed under the D.C. Tenants' Rights Act; Retroactively Reimburse the tenants for the failure of District systems to act on their behalf; Prosecute Capital Realty for violating The Act; Publicly declare support for the families and tenants of Woodberry Village apartments; Hold hearings to publicly acknowledge & allow the Woodberry families stories to be heard. To date the residents are still seeking justice.
1/27/2022	
	HDCMLC sent written correspondence to the Jewish Community Relations Council to request a meeting to address the travesty of Jewish property owners of Woodberry Village and the ongoing tenant and human rights violations to their predominantly African-American community of residents. JCRJ was instrumental in "calling out" and holding accountable Ward 8 Councilmember Trayon White, who ironically oversees the Ward that Wood berry Village tenants reside in.
2/4/2022	
	HDCMLC requests assistance from United Nations representative Anita Doreen Hewett-Williams regarding the ongoing injustices and human rights violations encountered by Woodberry Village residents in Ward 8 S.E. D.C. regarding their housing matters.
2/22/2022	President of the Woodberry Tenant Association sends formal email request to the O.A.G.'s office citing the statute and requesting that receivership proceedings commence for Capital Realty ownership.
3/1/2022	Attorney General responds to the Healthy DC emailed concerns citing lack of accountability for his actions regarding this matter with, "I agree".
	After 13 months of persistent advocacy the O.A.G.'s office sent investigators to select units without providing transparency for the units selected. Investigators showed up without providing proof of I.D., badges or business cards. Tenant Association president was not provided any follow-up status regarding the results.
3/3/2022	
	Healthy DC sends emailed correspondence to the O.A.G.'s office on behalf of the President of the Tenant Association to request proper follow-up and to express concerns over the lack of transparent behavior or follow-up regarding the formal request for receivership, as well as the concerns for their office's inability to investigate the reported, relevant units with issues at the property. No response, year-to-date.
3/16/2022	
4/6/2022 & 4/27/2022	Healthy DC advocates & Tenant Association President meet with MPD 7th District's Commander Branch to discuss the ongoing security concerns at Woodberry Village. (Brandishing of firearms, loitering, & illegal activities reported by tenants in their buildings. Shootings on property have occurred on 4/22/22, 4/23/22, & 5/1/22. (Management was summoned to the 2nd meeting by MPD, due to the dismissing of Tenant Association's president's request for attendance.)