

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 7E**  
*Benning Ridge ▪ Benning Terrace ▪ Civic Betterment*  
*Marshall Heights*

7E01 – Karla Reid-Witt, Treasurer  
7E02 – Krystal Bagley, Secretary  
7E03 – Vacant  
7E04 – Natasha Dupee, Vice-Chair  
7E05 – Vacant  
7E06 – Delia Houseal, Chair  
7E07—Evette (S.L.) Lang



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**A RESOLUTION OF ADVISORY NEIGHBORHOOD COMMISSION 7E:**  
**7E-23-006: RESOLUTION REQUESTING PROMPT ACTION CONCERNING THE PROPERTY SITUATED AT**  
**5012-5014 H. STREET SE**

**WHEREAS**, the right to safe housing is a fundamental human right recognized and protected by international law, the U.S. constitution, and local DC statute. This right underscores the importance of every individual and family having access to a secure and habitable place to live, free from threats to their healthy, safety and well-being. It also requires that housing be structurally sound and include access to clean water, sanitation, heating and ventilation.

**WHEREAS**, in 2019 Mayor Bowser established the bold goal of providing homeownership opportunities for 36,000 District residents by 2025 and in June 2022, established a Black homeownership strike force to provide more affordable housing and paths to homeownership.

**WHEREAS**, the dream of achieving home ownership in the District has been marred by inadequate homeowner protections against unscrupulous Housing Development teams undermining the Mayor’s initiatives. In fact, these initiatives may inadvertently provide a perverse incentive for Development teams to perform subpar work and defraud District residents.

**WHEREAS**, the Jamison at H. Street Condos, a property located at 5012-5014 H St. SE, Washington, D.C., stands as a blighted property within Advisory Neighborhood Commission 7E, Single Member District 7E05 that has been abandoned by its Development team, 5012 5014 LLC.

**WHEREAS**, the area is drug infested and crime ridden, with a triple shooting on January 17, 2023 injuring two people and claiming the life of Ms. Dale Henson.

**WHEREAS**, the community has persistently reported issues and sought inspections of the property since October 2020.

**WHEREAS**, on October 13, 2020, the Jameson at H. Street Condos development approached ANC7E to seek support for condominium sales, with promises of bringing homeownership to Ward 7. The property was described as follows: “Private condos that ooze style and class near the new exciting Skyland Town Center. This 12-unit building has affordable one- and two-bedroom condos. Popular open floor plan, hardwood floor, kitchen granite countertops, and improved cabinets. Also, washer and dryer hookup in units. You will be a short walk from even more of the shopping, dining and culture that define this remarkable city. And you'll be a short drive or Metro ride from absolutely everything. Special Limited - Time Pricing: Move In Now from the low \$200's.” See Appendix A for photos.

**WHEREAS**, in 2020, three (3) individuals purchased condominium in the unit located at 5014 H. St. SE., under the belief that the remaining units would be sold (in both buildings), a condominium association would be established, and other amenities would be provided. All three of the condominium owners were first-time buyers in the District of Columbia.

**WHEREAS**, since that time, the Development team has abandoned the property and left the three condominium owners in unsafe living conditions with issues such as leaking pipes, neglected landscape, excessive trash, malfunctioning heating and cooling systems, lack of security. Their attempts to contact the owner/Development team have been in vain.

**WHEREAS**, there are at least 20 vacant units that have now become the hub for illegal drug activity, prostitution, squatting and other unscrupulous acts.

**WHEREAS**, on February 26, 2022, Commissioner De’Ashia Deas, received a threat due to her unwavering advocacy for improvements to the buildings, leading to her resignation from her post as Commissioner and relocation, despite the ongoing mortgage payments on her property. Subsequently, SMD 7E03 has remained vacant.

**WHEREAS**, on December 13, 2022, ANC7E passed a resolution calling for stronger condominium laws to help to protect consumers and prevent developers from manipulating and defrauding community members.

**WHEREAS**, several community walk-throughs (on April 15, 2021, DCRA inspection; May 21, 2021 a community walk-through; March 22, 2022 SafeDC walk, and June 30, 2023) and countless emails have been sent to government officials to assist with rectifying the issue. While the city has assisted with various cleanups, there has not been a long-term solution established to resolve the issue. See Appendix B.

**WHEREAS**, on Friday, October 20, 2023, ANC 7E participated in a community walk-through with representatives from the Executive Office of the Mayor (EOM), Metropolitan Police Department (MDP), Court Services and Offender Supervision Agency (CSOSA), DC Department of Buildings (DOB), revealing the worsening condition of the buildings, unkempt lawns, illegal dumping of trash, abandoned vehicles, and unsecured vacant buildings with evidence of squatting and illegal drug activity.

**NOW, THEREFORE, BE IT RESOLVED**, that ANC 7E urgently implores the Mayor of the District of Columbia to exercise eminent domain to secure the property located at 5012-5014 H. Street SE and to take the following actions:

- Immediately secure the building by boarding the windows (both inside and outside), maintaining the lawn, removing the trash and abandoned vehicles.
- Assist the property owners in finding safe and suitable housing until the property issues have been resolved.
- Collaborate with the Office of the Attorney General (OAG) to conduct a comprehensive investigation into the matter and hold applicable parties accountable for defrauding homeowners and the District of Columbia government.
- Issue a solicitation to allow a community-based organization (preferably one based in Ward 7) to rehabilitate the property and provide homeownership opportunities.
- Collaborate with the DC Council to review and strengthen existing laws and regulations to protect homeowners, with a particular focus on Condominium owners.
- Work with Agency leads to strengthen the current permitting and inspection processes, implement adequate monitoring, and enforcement procedures.

**BE IT FURTHER RESOLVED**, that ANC 7E ADOPTED by vote at an emergency public meeting (notice of which was properly given) and at which a quorum of   4   of the five members was present on October 25, 2023 by a vote of   4   yes,   0   no and   0   abstained.

**Attested by**

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Delia L. Houseal  
Chairperson, ANC 7E

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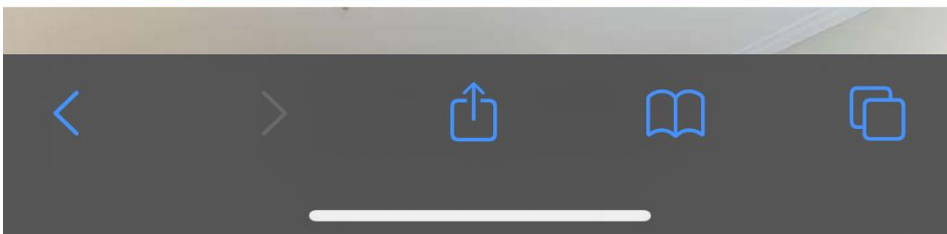
Natasha Dupee  
Vice-Chair, ANC 7E

# 5014 H St SE #303



Photos

Street View

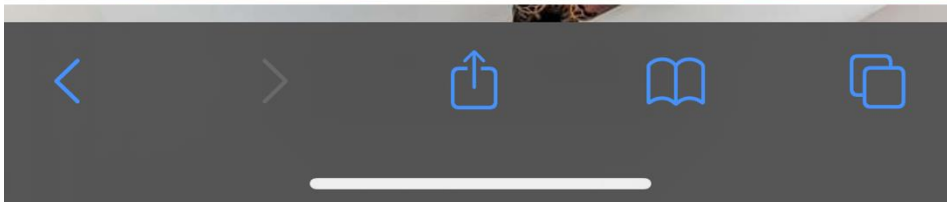


# 5014 H St SE #303



Photos

Street View





JasminBenabDC(Mayors Of... · 3/22/22 ...

As part of @MayorBowser's homicide reduction initiative, @SafeDC Place Based team met with ANC, residents and agencies to address long standing safety concerns on H Street SE. addressing quality of life & working towards ensuring residents are in safe & clean environments.









