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## **Solutions for DC's Slumlord Crisis**

Tenants across DC, primarily tenants of color living on low incomes, are living in unsanitary, unsafe conditions due to neglect by landlords and inadequate attention from elected officials and the Department of Consumer and Regulatory Affairs. Tenant leaders, lawyers and organizers around DC have begun organizing in response to these unacceptable conditions, and have compiled the following list of remedies for reforming DCRA and winning tens of thousands of DC residents the protections they deserve.

### Strengthen the inspection process

- Increase the number of DCRA housing inspectors by dozens, to return their ranks to pre-recession levels, at minimum
- Proactively target the worst buildings for regular follow-up inspections and escalating fines
- Improve databases to track buildings and code violations by owner and management company

### Enforce fines

- Triple all code violation fines, to end the common practice of violations as a cost of doing business
- Create an enforcement mechanism to ensure 100% collection of fines (only \$2 million out of \$4 million was collected last year)
- Tenants receive half of all fines administered regarding their unit

### Protect DC residents, not slumlords

- Landlords who display a chronic behavior of code violations are banned from doing business in DC; tenants get the first right to purchase their building(s)
- Allow tenants to proactively petition for receivership
- Require companies to identify owners, to prevent them from hiding behind LLCs or other shell companies
- Any time a resident is evicted due to their building being condemned, the landlord pays their rent for the following year