



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only  
C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1 I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address) Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008

2. My business address is (No P O Box) 2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com

4 The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date). 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

*Elizabeth Probst*  
Housing Provider's Signature

DEC 23 2009  
Date

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No-is below)
S814	Tanisha Elliot	1992	1955	-37	-1.9	n/a		12/15/2009		
S816	Warren S Riley	1852	1475	-377	-20.4	n/a		12/05/2009		
W505	Stephanie Buszczar Charly Mar	1746	1805	59	3.4	213(a)(1)		12/05/2009		
W818	Silvia Espindola	1930	1925	-5	-0.3	n/a		12/04/2009		
W1107	Clarence Stanback	1620	1345	-275	-17	n/a		12/09/2009		

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration -- Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-4610

RAD Date Stamp

Internal Use Only  
C/O current:

yes  no  n/a

BBL current  yes  no

Reg current.  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit:  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B143476
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2009
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
2009 DEC - 4 A 10:45  
HOUSING REGULATION ADMINISTRATION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth Brooker  
Housing Provider's Signature

DEC 04 2009  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S1005	Yuping Li & Ronald Burr	2044	1860	-184	-9	n/a		11/29/2009		

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-4610

RAD Date Stamp

Internal Use Only  
C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B143476

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2009

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Housing Provider's Signature

**NOV 24 2009**

Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W408	Vietnam News Agency, Dzung Nguyen Quoc	2308	2419	111	4.8	208(h)(2)	07/29/2009	11/01/2009		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE – State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

Vietnam News Agency, Dzung Nguyen Quoc  
3003 Van Ness Street, N W Apt # W408  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice 07/29/2009

RECEIVED  
OFFICE OF  
REGISTRATION  
ADMINISTRATION  
NOV 21 2009  
P 2  
11/01/2009

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,308 The increase in your rent charged is: \$ 111.40  
Your new rent charged is: \$ 2,419 The effective date is: 11/01/2009

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2009 through April 30th 2010 is 4.8%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E , Washington, DC 20002 A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at [www.dcrd.dc.gov](http://www.dcrd.dc.gov)



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-4610

RAD Date Stamp

Internal Use Only  
C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B143476
- My Basic Business License number is 54002038 and expires on (date): 10/31/2009
- My RAD Registration Number for the Housing Accommodation is: 39605235
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

*Elizabeth Brook*  
Housing Provider's Signature

NOV 24 2009  
Date:



**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$)-Change	Percent (%) Change	Section of Act	Date-Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2)-Rental Unit No.*	Type of Service (No. is below)
S223	Cynthia Glasser	1646	1758	112	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S321	Matt Robbins	1435	1533	98	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S403	Elizabeth Laurenca	2034	2172	138	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S420	Marek Belka	2320	2478	158	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S623	Hella Bel Hadj Amor	1710	1826	116	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S812	Jacqueline Lucas & Sara Bronnenkant	1950	2083	133	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S825	Jonathan Kossak & Adam Kossak	2705	2889	184	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S910	Elaine Schenberg	1740	1824	84	4.8	208(h)(2)	07/29/2009	11/01/2009		4
W403	Denise Robinson	1458	1557	99	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W408	Vietnam News Agency	2308	2465	157	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W508	Sean Wallace, Iden Baghdadchi, Daniel Ross	2449	2616	167	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W515	Gladys Leithauser	1983	2118	135	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W604	Alan Loeb	1810	1933	123	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W712	Luke Barron	1935	2067	132	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W810	Ana Urrechaga	2120	2264	144	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W915	Nathan Borgford-Parnell, Valkyrie Hanson	2076	2217	141	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W928	Dave Sterrett	3010	3215	205	6.8	208(h)(2)	07/29/2009	11/01/2009		4
S1113	Andrew Reiver	1575	1682	107	6.8	208(h)(2)	07/29/2009	11/01/2009		4
W1107	Maria Bennaton	1517	1620	103	6.8	208(h)(2)	07/29/2009	11/01/2009		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

Cynthia Glasser  
3003 Van Ness Street, N W Apt # S223  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 39605235-11/07/1985  
Date Of Notice 07/29/2009

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is: \$ 1,646 The increase in your rent charged is \$ 112  
Your new rent charged is: \$ 1,758 The effective date is: 11/01/2009

The basis of the increase in rent charged is as follows:


Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2009 through April 30th 2010 is 4.8%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Rental Accommodations and Conversion Division (RACD) review this notice if you believe it is improper You may contact RACD on 202-442-4477. RACD is located in Suite 7100 at 941 North Capitol Street, N.E., Washington, DC 20002. A more detailed summary of tenant rights and sources of technical assistance are available in the RACD pamphlet available from the Housing Provider, in the RACD office and on line at [www.dcre.dc.gov](http://www.dcre.dc.gov)



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

2009 NOV 4 2:32 PM  
HOUSING REGULATION ADMINISTRATION



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W  
Washington, D.C. 20008

2. My business address is (No P O Box) \_\_\_\_\_

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s). (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name



Housing Provider's Signature

JUN 30 2010

Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S101	William Poyner	1477	1478	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)*	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

2010 JUN 30 P 1:20

HOUSING REGULATION  
ADMINISTRATION

William Poyner  
3003 Van Ness Street, N W Apt # S101  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice 03/19/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is: \$ 1,477 The increase in your rent charged is: \$ 1  
Your new rent charged is \$ 1,478 The effective date is 06/01/2010

The basis of the increase in rent charged is as follows


Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0 05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
 Housing Regulation Administration -- Rental Accommodations Division (RAD)  
 1800 Martin Luther King Jr Avenue SE, 2nd Floor  
 Washington, DC 20020  
 (202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

1. Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows.  
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
 (address). Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008

2 My business address is (No P.O. Box):  
2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3 My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com

4 The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7 Attached hereto are the following documents related to the adjustment(s) in the rent charged for the  
 Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of  
 Adjustment in Rent Charged" (except for Vacancy Increases), and (2) a completed "Appendix of Notices  
 of Adjustments in Rent(s) Charged "

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the  
 Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this  
 "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance  
 with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of  
 Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate  
 to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed  
 to be the taking of an oath or affirmation regarding all of the information provided herein, to which the  
 sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 &  
 2405 (Supp 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
 Housing Provider's Printed Name

*Elizabeth Brook*  
 Housing Provider's Signature

JUN 30 2010  
 Date

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S202	Patn Schaffhausen & Charles Schilke	2988	3049	61	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S224	Arnola Rolly	2770	2827	57	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S302	Embassy Republic Of Bulgaria, Marnela Petkova	2156	2200	44	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S405	Leonardo Franco	1605	1638	33	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S511	Zeinab Adham	1545	1577	32	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S514	Mary Ellen Nunes	1591	1624	33	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S515	Leslie Atherholt	1560	1592	32	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S517	Jerrica Morris-Frazier	1708	1743	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S603	Keiko Namba	1910	1949	39	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S608	Paolo Foscherari	1021	1022	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
S901	Stephanie Anderson	2454	2504	50	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S903	Patricia Casiro	1763	1799	36	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S905	Erica Sarrì	1875	1913	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W103	Rebecca Diamond	1461	1491	30	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W114	Stephanie Sai, Vida Lina Alpuerto	1775	1811	36	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W132	Thomas Jenkins	1493	1524	31	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W214	Donald Ward	1726	1761	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W220	Calixte Ahokossi	1825	1862	37	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W224	Elizabeth Turrell	1717	1752	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W305	Eleanor Elser	1685	1686	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W316	Embassy of Egypt	1945	1985	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W328	Florence Rossi	2466	2467	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4



**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W426	Jill Pokorney	2050	2092	42	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W432	Adam Hunzeker, Jan Chung	2618	2672	54	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W516	Arthur Levine	1926	1965	39	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W518	Carla Bosco	1849	1887	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W530	Marvin Levy	2112	2113	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W608	Linda J Coble	2279	2336	47	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W611	Saadia Mahmud	2108	2151	43	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W619	Rachel Gross	1875	1913	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W620	Barry Moyer	2119	2120	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W718	Isabelle Daverne	2222	2223	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W808	Charlotte Greenhut	2208	2209	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W817	Marc Chapman, Rebecca Chapman	1709	1744	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W823	Eva Prsa Simonovic	2055	2097	42	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W825	Ken B Blagburn, Asmara Siim	1381	1409	28	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W829	Baker Ould Abdallah, Nelly Daynac	2103	2146	43	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W919	Embassy Of Czech	1927	1967	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W925	Breanne Fitzsimmons, Kelly Allen	1705	1740	35	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1008	Kay Gilley	2115	2158	43	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1012	Julie Sandler Kathleen Hall	1955	1995	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1013	Sebastian Guderman	1820	1857	37	2.05	208(h)(2)	03/19/2010	06/01/2010		4
S1102	Inge-Karen Reilly	2258	2259	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
S1109	David Wise	1122	1145	23	2.05	208(h)(2)	03/19/2010	06/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No is below)
W1009	Melissa Diemand, Amy Pepin, Darby Reppart	2267	2313	46	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W1017	James Howell	1910	1949	39	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W1028	Freda Wornley	3003	3005	2	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W1101	Lucy Mallan	2830	2831	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4
W1105	Michael Park, Marc Ambinder	1856	1894	38	2.05	208(h)(2)	03/19/2010	06/01/2010		4
W1109	Rose Savadow	2041	2042	1	0.05	208(h)(2)	03/19/2010	06/01/2010		4

Section - of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

2010 JUN 30 P 1:20

HOUSING REGULATION  
ADMINISTRATION

William Pointer  
3003 Van Ness Street, N.W. Apt # S101  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice 03/19/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is: \$ 1,477 The increase in your rent charged is \$ 1  
Your new rent charged is \$ 1,478 The effective date is 06/01/2010

The basis of the increase in rent charged is as follows

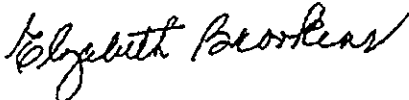
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www dhcd dc gov



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
 Housing Regulation Administration – Rental Accommodations Division (RAD)  
 1800 Martin Luther King Jr Avenue SE, 2nd Floor  
 Washington, DC 20020  
 (202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows  
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address) Archstone Van Ness, 3003 Van Ness Street, N W.  
Washington, D.C. 20008

2. My business address is (No P O Box)

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028. lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged"

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

*[Handwritten Signature]*  
 Housing Provider's Signature

JUN 30 2010

Date

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W431	Hieu Vu, Mai Thi Bach Phan, Anh Quynh Vu	1970	2010	40	2.05	208(h)(2)	03/19/2010	06/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

2010 JUN 30 P 1:19

HOUSING REGULATION  
ADMINISTRATION

Heru Vu, Mai Thi Bach Phan, Anh Quynh Vu  
3003 Van Ness Street, N W Apt # W431  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice 03/19/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is \$ 1,970 The increase in your rent charged is \$ 40  
Your new rent charged is \$ 2,010 The effective date is 06/01/2010

The basis of the increase in rent charged is as follows

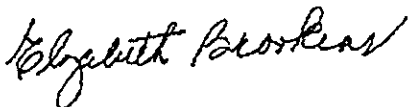
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0 05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov)



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

**AUG 31 2010**

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

*Elizabeth Brookins*  
Housing Provider's Signature

Date:

DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT  
RAD REGISTRATION DIVISION  
2/10/10 3:11 PM

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S102	Hannah Mills, Taylor Robinson, Christie Jackson	2611	2665	54	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S113	Terezinha Dias	1846	1884	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S203	Yarrow Rothstein and Jennifer Sheldon	1685	1720	35	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S217	Dana Walcott William Lewis	1500	1531	31	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S218	Aaron Richterman & Alexander Hodsy	2000	2041	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S221	Rachel Friedmann	1559	1591	32	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S310	Nicole Young, Jeffrey Peterson	1875	1913	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S316	Cristin Kane	1602	1635	33	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S317	Francois Van Laethem	1555	1587	32	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S423	Renzo Bosoni & Ana Sousa	1800	1837	37	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S425	Ashley Yehl, Ashanti Smith, Carry Smith	2718	2774	56	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S613	Natalie DeBoer, Scott Siler	1693	1728	35	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S706	Brenda Harkavy	1511	1542	31	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S716	Heather Chaney	1733	1769	36	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S720	Whitney Tarella & Hanna Goitein	2325	2373	48	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S801	Danielle Neves	2630	2684	54	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S802	Tasha Laspina and Peter Scharif	2750	2806	56	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S823	Stephanie Harasewych Micah Kagan	1925	1964	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S914	Czech Embassy	2024	2065	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W104	Bonnie Thompson & Scott Wise	2131	2175	44	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W105	Katarina Wiegelt	1858	1896	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W117	Paul Margel, D'Anna Margel	1782	1783	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W119	Alison Miles	1975	2015	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4



**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W203	Robert Mander	1660	1661	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
W230	Alexis Kramer	1930	1970	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W301	The Voice of Vietnam	2838	2896	58	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W303	Therese Beaudreault	1650	1684	34	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W307	Joanna Kujat	1425	1454	29	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W311	Marta Dunn	2026	2068	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W318	Eliezer Zupnick Allison Kerbel	1860	1898	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W332	S. Lichtenberg-Scanlan, M. Hardiman, M. Felbinger	3060	3123	63	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W402	Stanley N. Hall	2012	2053	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W415	Laura Londono Jennifer Reid	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W425	Orren Poleg	1204	1229	25	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W428	Heather Drake, Jamie Lyons & Catherine Lavelle	3145	3209	64	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W513	Ana M Fernandes & Alexandre Baptista	2014	2055	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W519	Kenize Harrick, Emma Wojtowicz, Catherine Flanagan	1860	1898	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W532	A. Gordon, K. Mori, P. Loftus	3268	3335	67	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W602	Amanda Skura & Drew Denton	2310	2357	47	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W621	Cara & Norman Schayer	2066	2108	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W633	James Kozumbo, Christopher Migliore, Scott Miller	3051	3114	63	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W720	Anna Sagal, Michael Wollitz	2040	2082	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W730	Jeffrey Adler	2043	2085	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W801	Anna Fox, Sarira Sadeghi, Stephanie Parker	3400	3470	70	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W820	Ryan Glanzer & Amber Kirtley	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W912	Chris Walsh and Landon Hargrove	1885	1924	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W920	Edward Vogtman & Joshua Rivera	1895	1934	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W922	Laura Levilher	2110	2153	43	2.05	208(h)(2)	04/27/2010	08/01/2010		4
S1021	Wallace Babington	1749	1750	1	0.05	208(h)(2)	04/27/2010	08/01/2010		4
S1110	Kotohiko Kimura Natalia Volkova	1940	1980	40	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1012	Kristina Doan and Chandana Kolavala	2031	2073	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1014	Ana Saiz	1608	1641	33	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1016	Cynthia Bushar Christopher Nelson	1900	1939	39	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1018	Alejandro Taddia	2183	2228	45	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1019	Bryan Adams, Susan Adams, Karen Kavanaugh	1869	1907	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1025	Theresa Santella	1873	1911	38	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1027	Elisabeth Merrill, Martin Solano	2045	2087	42	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1122	Matt Brodsky	1981	2022	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1124	Amanda Matthews, Matthew Woerman	1993	2034	41	2.05	208(h)(2)	04/27/2010	08/01/2010		4
W1133	Embassy Of Egypt, Hussein Hassouna, Nevine Hassoun	3358	3360	2	0.05	208(h)(2)	04/27/2010	08/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

Hannah Mills, Taylor Robinson, Christie Jackson  
3003 Van Ness Street, N.W. Apt # S102  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 04/27/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,611 The increase in your rent charged is: \$ 54

Your new rent charged is: \$ 2,665 The effective date is: 08/01/2010

The basis of the increase in rent charged is as follows:

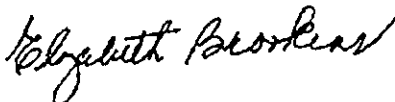
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).



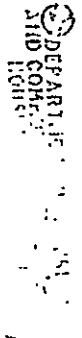
Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)

2010 AUG 31 PM 12: 11





District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
2010 SEP 29 P 3 54  
HOUSING REGULATION  
ADMINISTRATION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth Burke  
Housing Provider's Signature

**SEP 29 2010**

Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S104	Yasmin Carlos	1794	1831	37	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S210	Jason Harris	1639	1673	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S211	Howard Stewart	2127	2171	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S306	Lauren Thomas	1695	1730	35	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S319	Nathan Chiantella	1555	1587	32	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S323	Ana Rececca Mora	1640	1674	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S325	Angad Singh & Joshua Keating	2725	2781	56	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S407	Kendall Kozai	1900	1939	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S410	Avjeet Singh, Navjeet Singh	1952	1992	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S424	Nathan Dieck & Daryn Warner	2340	2388	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S508	Craig Mackey, Valailuck Charoensombut-Amorn	2029	2071	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S518	Morgan Murphy & Todd Williamson	2076	2119	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S522	Ruth Raubitschek	1501	1532	31	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S604	Gcoffrey Biehn, Morgan Biehn	2026	2068	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S612	Geeta Dhingra Whitney Evans	1590	1591	1	0.05	208(h)(2)	05/20/2010	09/01/2010		4
S618	David Sullivan and Rebecca Harris	2099	2142	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S625	Sarah Reinprecht & Greer Ahlquist	2335	2383	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S701	E. Freehan Nelson, S. Peterson, E. Glidden-Lyon	2782	2839	57	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S702	Vlasta Jesenicnik & silvester Stok	2736	2792	56	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S708	Amy Gaither Tim Speros	1925	1964	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S722	Charles Parrish	1780	1816	36	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S724	Ashley Teesdale & Rachel Gordon	2835	2893	58	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S806	Tiffani Smith	1910	1949	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S807	Ahmet Evin & Zehra Sayers	1950	1990	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S809	Matthew Pavlak	1848	1886	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S911	Rachel Jacky	2264	2310	46	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W122	Briana & Benjamin Sweeney	1928	1968	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W124	Amir Rahani	1388	1416	28	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W126	Abel Moreno and Evelyn Colon	1922	1961	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W130	Pinki Chaudhuri	1930	1970	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W133	Abigail Kizer	1833	1871	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W205	Chelsea Kettle Whitney Enright	1795	1832	37	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W216	Matthew Lipsit	2013	2054	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W222	Rachel Swartz Elyssa Gerst	1860	1898	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W308	Jenna Greenberg, Joshua Ginsberg	2381	2430	49	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W309	Karim El Mansouri and Tifa Bourjouane	2155	2199	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W312	Judith Koranteng Mahlet Ayalew	1850	1888	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W317	Darcy Gentleman	2019	2060	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W329	Alexia Desecur, Alicia Bianco	1938	1978	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W401	Jessica Sher Susannah Harris Eleis Brennan	3183	3248	65	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W409	Ankur Shah, Justin Meservic, David Forman	2251	2297	46	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W507	Michael Weiner	1430	1459	29	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W512	Albert Asphall	1857	1895	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W526	Jamekaa Flowers	1865	1903	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W531	John Gilsenan & Jenna Simpson	1960	2000	40	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W627	Angelique Biancotto	2067	2109	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W629	Debra Cohn	1779	1815	36	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W701	A. Mazeika, E. Alvarado, K. Pazoles	2949	3009	60	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W715	Alexandra Wyatt, Brian Hurley	1906	1945	39	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W723	Daphne Rubin-Vega	1860	1898	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W733	Matias Obludzywer, Phillipa Levenberg, Rachel Wolf	3292	3359	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W802	Susan & John Tanner	2125	2169	44	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W809	A Zimmerman, A. Cholfin, C. Gugoff, E. Lelandais	2365	2413	48	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W832	Mary Carlson	3268	3335	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W902	Odile Gabay	2110	2153	43	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W903	Mary Catherine Starr & Sebastian Vaneria	1660	1694	34	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1001	Michaela Podkocik & Emily Howard	2405	2454	49	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1023	Patty Hsieh	1720	1755	35	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1107	Larissa Koughlenou-Siebens & James Siebens	2067	2109	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
S1114	Hyun Jung Lee	2029	2071	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1004	Rachel Fersh & Shay Kraani	2050	2092	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1020	Mustafa & Emine Akbulut	1985	2026	41	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1022	Vera Vicentini	2218	2263	45	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1024	David Iorio/Scott MacAllister	2045	2087	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1032	Caroline Hutton, Eric Hutton	1851	1889	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1104	Katherine Greenberg & Jennifer Greenberg	2050	2092	42	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1120	Martin Birbaum	1840	1878	38	2.05	208(h)(2)	05/20/2010	09/01/2010		4
W1132	Ana Urrechaga Pablo Sanchis	3268	3335	67	2.05	208(h)(2)	05/20/2010	09/01/2010		4



Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

DC DEPT OF HOUSING &  
COMMUNITY DEVELOPMENT

2010 SEP 29 P 3:54

HOUSING REGULATION  
ADMINISTRATION

Yasmin Carlos  
3003 Van Ness Street, N.W. Apt # S104  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 05/20/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,794      The increase in your rent charged is: \$ 37

Your new rent charged is.    \$ 1,831      The effective date is:                      09/01/2010

The basis of the increase in rent charged is as follows:

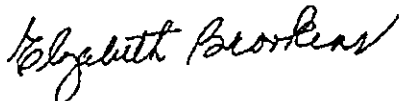
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only  
C/O current:

yes  no  n/a

BBL current:  yes  no

Reg current:  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

DC DEPT OF HOUSING &  
COMMUNITY DEVELOPMENT  
2010 OCT 29 A 1:32  
HOUSING REGULATION  
ADMINISTRATION

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008

2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

*Elizabeth Brook*  
Housing Provider's Signature

10/29/10  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S103	Kevin E Sheperd	1912	1951	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S105	Susie Scott	1302	1303	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S122	Emily Rae Woods & Richard Anthony Lopez	1760	1796	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S124	Jennifer Sawada, Khwng Mei Tan, Stephanie Reed	2837	2895	58	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S204	Harry Herman	1461	1462	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S213	Erin Garth	1805	1842	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S215	Dorothea A. Nahm	1184	1185	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S225	Elizabeth Frese	1377	1405	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S303	Mallory Needleman	1645	1679	34	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S304	Shachi Bhatt	1745	1781	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S305	Ina Goldsten	1942	1982	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S315	Katherine Dammann Kelly Schauwecker	1880	1919	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S320	Jan E. Vinicombe	1817	1818	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S324	Lolita Lopez-Ceide & Lourdes Ceide	1202	1203	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S401	Anita Sanders	1264	1265	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S402	Czech Embassy	2523	2575	52	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S408	Charles Keenum	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S411	James E. Taylor	1913	1914	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S415	Diane B. Arnold	1929	1969	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S502	Juanita Harris	1742	1743	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S503	Lonnie Sanders	1560	1561	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S504	Linda Roberts	1635	1636	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S505	Susan Normand	1198	1199	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

## APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	215(a)(2) Rental Unit No.	Type of Service (Noted Below)
S512	Robin Peeters Hannelore Bax-Peeters	2015	2056	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S513	Eugene Dickerson, Jr.	1774	1810	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S524	Bulgarian Embassy	2190	2235	45	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S525	Stanley Clasen	1264	1265	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S610	Nancy Roth	1016	1017	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S611	Mark Neely & Jo Sciremammano	2054	2096	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S620	Kenneth E. Workman, Deborah Workman	1358	1359	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S710	Catherine Melonc	1780	1816	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S717	Carlton Westcott	1007	1008	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S719	Robert Payne	1728	1729	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S808	Madeleine Touvenel	1318	1319	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S815	Emily Petro, Alison Cheyne	1870	1908	38	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S822	Barbara Raskin	1777	1813	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S825	Fatima Khambaty & Jasmine Persaud	2601	2654	53	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S902	Walter J. Kroeger	1315	1316	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S904	Mary Fields	1019	1040	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S907	Embassy of Bulgaria, Georgi & Iveta Georgiev	2155	2199	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S918	M. Gale Dugan	1182	1183	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S924	Christian Schmieder Mariana Schmieder	2545	2597	52	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W102	Robert D. Goodrich, Janet Cam	1247	1273	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W107	Elad Shenfeld	1355	1383	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W112	Susan M. Burke	2048	2090	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W129	Brenda Small	1719	1754	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W131	Abla Majaj	1951	1991	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W201	Mary Bailey	2928	2929	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W202	John Price	2126	2127	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W204	Rose Jones & LaShonia Richardson	998	1018	20	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W210	Lynn Soukup	1572	1604	32	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W215	Ruth R. Hartl	1054	1055	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W217	David Kass	1231	1232	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W219	Deepti Aranak and Joseph Valenti	2020	2061	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W221	Alexander Schoening, Yu Li	2009	2050	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W223	Reginald Scott Reed	1825	1862	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W227	Lauren Mettam, Natalie Withers, and Eileen Miller	2184	2229	45	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W228	Brian Lederer	3050	3113	63	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W229	Paul Pinard & Norsiah Sumardi	1302	1329	27	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W233	L. Seigle, A. Harding, L. Lambert, J. Manning	2878	2937	59	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W302	Vandel Pereslany	1347	1348	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W319	Manuel Schiffres	1787	1824	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W322	Barbara Heindel	1203	1204	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W330	Edna S. Patch	1164	1165	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W331	Arlene Billings	1039	1060	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W405	Vietnam News Agency Do Thuy	1995	2036	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W419	Kevin Thompson	1411	1440	29	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W422	Senga Howat	1395	1396	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W427	Isabel Contreras Yasmin Esteves	2235	2281	46	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W429	Jane Wallace	1489	1490	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W504	Chinese Embassy, Tan Fuqing & Jing Wang	1922	1961	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W506	Raj Chhikara	1947	1987	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W514	Charity Scholz & Michael Dunn	2031	2073	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W522	John Page	1577	1578	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W523	Sara Froikin Jeffrey Gordon	1985	2026	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W527	Catherine Green	2326	2374	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W528	Geraldine Gardner, Peter Paul	2694	2695	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W533	Nona Ransom	2775	2832	57	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W601	Lauren Miller, Olivia Park, Lena Gerber	3177	3242	65	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W605	Inez R. Arrendell	1039	1060	21	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W606	Caroline Lopez	2088	2131	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W609	Sarah Ackerman, Julie Hyman, Autumn Moran	2336	2384	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W613	Julie Schimel	1993	2034	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W614	Vickie Vaughan	2130	2174	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W616	Susan Cohen	1261	1262	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W630	Susan Mirvus	1435	1464	29	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W632	Charles Cassell	3085	3087	2	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W706	Allison Pepper	2147	2191	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W707	Marcelle Houle	1278	1304	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W708	Stephen Gilson, Shereth Gilson	1901	1902	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W709	Douglas Klusmeyer	2572	2625	53	2.05	208(h)(2)	06/29/2010	10/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W716	Nati Sperber	1765	1801	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W717	Wanda Brown	2087	2130	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W722	Nina Finston	1620	1653	33	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W727	Tim Ryan, Stuart Coffey, Amy Schnidman	1766	1802	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W728	Mark Bruzonsky	1829	1866	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W732	Sarah Goldberg	1545	1546	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W804	Gloria Feldman, Henry Feldman	1902	1903	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W805	Dana Stockbridge	1277	1303	26	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W810	Duraid Hussein Yanchun Zhou	2110	2153	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W812	Matthew Bowen, Laura Worthington	1875	1913	38	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W815	Earl Blake	1491	1492	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W816	Dana Khries	1992	2033	41	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W824	Norma Schulman	1355	1356	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W827	Rick Dahnke	1942	1982	40	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W828	Barbara A. McNamara	3019	3021	2	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W911	Frank Buentello	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W913	Mary Zeng Elvin Huseynov	1765	1801	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W916	Elona Evans-McNeill	1733	1769	36	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W921	Robert Lee	1810	1847	37	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W923	Tal Bentov Tamar Adhanan	1885	1924	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W926	Linda Kontnier	1075	1097	22	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W927	Ashley Becker, Marlo Salaita	2235	2281	46	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W930	Chary Annaberdiev, Maia Annaberdyeve	2026	2068	42	2.05	208(h)(2)	06/29/2010	10/01/2010		4



## APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
W932	Herb Ernst	1658	1659	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1002	Ohlbaum, Daniel	1265	1266	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1006	David & Margot Wilson	1522	1523	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1007	Jessica Melone Inayat Delawala	1915	1954	39	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1101	Roselle Abramson	1289	1290	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1106	Lynn Zablotzky	1476	1506	30	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1108	James & Ursula Lewis	1088	1089	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1111	Charles Potter	1161	1162	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
S1112	Isabel Albornez	2127	2171	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1116	Kimberly Medland	1727	1762	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1122	Radja Mitra, Teodoro Zaltsman	1701	1736	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1123	Yvette Parron	1162	1186	24	2.05	208(h)(2)	06/29/2010	10/01/2010		4
S1124	Craig Little	2334	2382	48	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1001	Henry Brylawski	1672	1673	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1003	Jennifer Blasko	1697	1732	35	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1005	Sylvia Yeado	1229	1230	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1006	Berkan Pazarci	2150	2194	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1023	Karen S. Gilgoff, Jerome Fountain	1385	1413	28	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1026	Elizabeth Jacobson	1016	1017	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1029	Eleanor Allen	2125	2126	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1031	Suzanne Abrams	1256	1257	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1033	Tamara Solyanyk	3500	3572	72	2.05	208(h)(2)	06/29/2010	10/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED****(with Continuation Page)**

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1115	Harriet Freedman	1197	1198	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1121	Robin Levenston	2150	2194	44	2.05	208(h)(2)	06/29/2010	10/01/2010		4
W1128	Liliane Weinrob, Robert Weinrob	2599	2600	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4
W1131	Embassy of the Czech Republic	2115	2158	43	2.05	208(h)(2)	06/29/2010	10/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration -- Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current.

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
2010 OCT 29 A 1:32  
HOUSING REGULATION ADMINISTRATION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth Brookins  
Housing Provider's Signature

10/29/10  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act.	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W118	Karen Perry	1039	1040	1	0.05	208(h)(2)	06/29/2010	10/01/2010		4

Section of Act.	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE – State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

DC DEPT OF HOUSING  
COMMUNITY DEVELOPMENT

2010 OCT 29 A 1:32

HOUSING REGULATION  
ADMINISTRATION

Karen Perry  
3003 Van Ness Street, N.W Apt # W118  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date. 54002038-11/07/1985  
Date Of Notice 06/29/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,039 The increase in your rent charged is: \$ 1

Your new rent charged is: \$ 1,040 The effective date is: 10/01/2010

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS

1, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008

2 My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3 My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4 The Certificate of Occupancy number for the Housing Accommodation is B175541

5 My Basic Business License number is 54002038 and expires on (date) 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged "

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged "

9 The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D C OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

  
Housing Provider's Signature

**NOV 30 2010**

Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S206	Anokhi Kapasi	1825	1862	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S208	Prasad India & Sonra Galdeano	1815	1852	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S223	Cynthia Glasser	1758	1794	36	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S321	Matt Robbins	1533	1564	31	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S403	Shantha Divakaran	1585	1617	32	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S416	Francesca Braz	1460	1490	30	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S420	Marek Belka	2478	2529	51	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S523	Melissa Flavell	1895	1934	39	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S623	Helia Bel Hadj Amor	1792	1829	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S812	Jacqueline Lucas & Sara Bronnenkant	2083	2126	43	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S820	Anita Nagwani & Owen Whitehurst	2335	2383	48	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S906	Graham Strong	1680	1714	34	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S908	Laurie Chamberlain	1935	1975	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W127	Erin Carraghan Jaclyn Hill	2055	2097	42	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W403	Denise Robinson	1557	1589	32	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W407	Hua Liu	1540	1572	32	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W408	Vietnam News Agency, Dzang Nguyen Quoc	2395	2396	1	0.05	208(h)(2)	07/30/2010	11/01/2010		4
W508	M Budimic, B Cronwick, P Guzman	2616	2670	54	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W604	Alan Loeb	1933	1973	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W618	Silvia Stoyanova, Kiril Alexiev	1800	1837	37	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W622	Georgi Tsvetkov & Korneliya Bachnyska	1840	1878	38	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W712	Luke Barron, Carolina Herrera	2067	2109	42	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W726	Nir Fouval & Donna Zindel	1964	2004	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No *	Type of Service (No is below)
W806	Egyptian Embassy Said Abdelfattah	1930	1970	40	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W915	Nathan Borgford-Parnell, Valkyrus Hanson	2217	2262	45	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1003	Egyptian Embassy Hassan Fahmy	1595	1628	33	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1010	Mark Barron	1755	1791	36	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1115	Andrew Reiver	1682	1716	34	2.05	208(h)(2)	07/30/2010	11/01/2010		4
S1121	Jennifer Wong	1775	1811	36	2.05	208(h)(2)	07/30/2010	11/01/2010		4
W1118	Michael McTiernan & Kimi Wetterauer	2125	2169	44	2.05	208(h)(2)	07/30/2010	11/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged



Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

2010 NOV 30 P 2:42

HOUSING REGULATION  
ADMINISTRATION

Anokhi Kapasi  
3003 Van Ness Street, N W Apt # S206  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice 07/30/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is \$ 1,825 The increase in your rent charged is \$ 37

Your new rent charged is \$ 1,862 The effective date is 11/01/2010

The basis of the increase in rent charged is as follows


Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5 0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2 0%, but not more than 10 0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0 05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www dhcd dc gov



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

1. Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.

Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/1/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Elizabeth Brookins  
Housing Provider's Signature

**DEC 21 2010**

~~DEC 22 2010~~ *(EB)*

Date: ..

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is Below)
S312	Sandra Lazano	1896	1935	39	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S418	Dmitry Zontov	1770	1806	36	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S419	Dima Najjar	1495	1526	31	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S621	Brittany Balmer	1660	1694	34	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S714	Andrew Smith	1860	1898	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S721	Mawadda Alnaeeli	1570	1602	32	2.05	208(h)(2)	08/30/2010	12/01/2010		4
S821	Sam Lee	1385	1413	28	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W115	Jessica Robert Patrick Cicchino	1795	1832	37	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W321	Embassy of the United Arab Emirates	1997	2038	41	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W326	Andrew L. Morrison	1559	1591	32	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W406	Jeff Schmidt	1810	1811	1	0.05	208(h)(2)	08/30/2010	12/01/2010		4
W510	Elizabeth Corona, Joel Corona	2248	2294	46	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W704	Wendy Levine	1865	1903	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W714	Tran Nam Trung	1825	1862	37	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W813	Jennifer Gross	1634	1667	33	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W906	Marsha Casabal	1960	2000	40	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W907	Tonya Anderson	1260	1286	26	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W909	Dorothy Johnson	2316	2317	1	0.05	208(h)(2)	08/30/2010	12/01/2010		4
S1005	Yuping Li & Ronald Burr	1860	1898	38	2.05	208(h)(2)	08/30/2010	12/01/2010		4
W1030	Xavier Rousseau, Valentine Panet	2099	2142	43	2.05	208(h)(2)	08/30/2010	12/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

DEPT OF HOUSING &  
COMMUNITY DEVELOPMENT

2010 DEC 21 P 2:35

HOUSING REGULATION  
ADMINISTRATION

Sandra Lazano  
3003 Van Ness Street, N.W. Apt # S312  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice:08/30/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,896      The increase in your rent charged is: \$ 39

Your new rent charged is:    \$ 1,935      The effective date is:                                12/01/2010

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.



Archstone Communities LLC

Signature of Owner/Agent

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration -- Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D C. 20008
2. My business address is (No P.O Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

2011 JAN 28 AM 6:32

DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
HOUSING & TENANT DIVISION

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth Broom  
Housing Provider's Signature

JAN 28 2011  
Date.

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
S121	Alexis Christian	1485	1515	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S313	Catherine O'Toole	1810	1847	37	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S507	Patricia Marian	1867	1905	38	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S516	Elyse Cohen	1450	1480	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S614	Embassy Tunisia	1932	1972	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S616	Sunjee Kim	1465	1495	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S619	Silvana R. Straw	1631	1664	33	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S705	Beatriz Perez-Gomez	1708	1743	35	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S723	Saurabh Rohatgi	1612	1645	33	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S814	Tanisha Elliot & Moncsa Elliot	1955	1995	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S816	Warren S Riley	1475	1505	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S909	Carole Karp	1561	1593	32	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S913	Rosana Brandao	1870	1908	38	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S916	Julia Devine	1116	1139	23	2.05	208(h)(2)	09/30/2010	01/01/2011		4
S919	Thomas Qualtere	1687	1722	35	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W116	Dan Ye	1795	1832	37	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W418	Timothy Shorrock	1920	1959	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W423	Christina Schiecht, Rajesh Nair	1900	1939	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W505	Stephanie Buszczar Charly Mar	1805	1842	37	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W615	Michael Hagerdom Caroline Coleman	1875	1913	38	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W719	Matthew Kadbill & Ching Chang	1483	1513	30	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W818	Silvia Espindola	1925	1964	39	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W830	Gal Tesler	1336	1363	27	2.05	208(h)(2)	09/30/2010	01/01/2011		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W905	Dale Chadwick Wilson, Margaret Heather Wilson	1976	2017	41	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1011	Cedric Malicet	2072	2114	42	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1013	Adam Marks	1951	1991	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1106	Rolando Lahera	2065	2107	42	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1107	Clarence Stanback	1345	1373	28	2.05	208(h)(2)	09/30/2010	01/01/2011		4
W1123	Chinese Embassy c/o Wei Wu	1935	1975	40	2.05	208(h)(2)	09/30/2010	01/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

\* Housing Provider's Notice to Tenant of Adjustment in Rent Charged



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

2011 JAN 28 AM 6:32

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

Alexis Christian  
3003 Van Ness Street, N W Apt # S121  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice 09/30/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is. \$ 1,485 The increase in your rent charged is \$ 30  
Your new rent charged is \$ 1,515 The effective date is 01/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI) For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0% For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0% The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants If any such authorized increase is partially implemented now, the balance may be implemented later The increase in rent charged is based on the following provision of the Act

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act, (2) at least one year has passed since the last rent increase, and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper You may contact DHCD on 202-442-7200 DHCD is located at 1800 Martin Luther King Jr Avenue SE, 2nd Floor, Washington, DC 20020 A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www dhcd dc gov

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration -- Rental Accommodations Division (RAD),  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
2011 MAR 31 P 12:10

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth M Brookman  
Housing Provider's Signature

3/31/2011  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

**(with Continuation Page)**

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollars (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (Nos. below)
S201	Ceara Flake	1598	1631	33	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S216	Corinne Rucker	1166	1190	24	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S615	Adam Bernstein	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S805	Ruth Rose	1753	1789	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S818	Amy Wyatt & Joshua Rosenblum	1810	1847	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S912	Moshe Burstin	1857	1895	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S923	Loreta Papakostandini	1770	1806	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W120	Valentina Echeverry Helena Fonseca	1944	1984	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W125	Cindy Nadeau, Tracy Burnette	1643	1677	34	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W208	Sharon Buck	2037	2038	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4
W218	Kristen Hamoui & Richard Fairbanks	1820	1857	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W304	Rodrigo Silva	1934	1974	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W325	Silvia Savich	1448	1478	30	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W404	Luis Viguria	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W617	Majid Joneidi & Parisa Meisami	2055	2097	42	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W623	Kathryn Wascher Matt Partridge	1800	1837	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W703	Nir Touval	1565	1597	32	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W803	Thomas Trimbur	1833	1871	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W822	Ryan Forbes Jing Forbes	1855	1893	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W901	Jin Li, Eric Crain, Zhong Dan	2968	3029	61	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W917	Toni Frangie	1752	1788	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W928	Barbara Eiden Molinaro/John Molinaro	3250	3317	67	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W931	Edward Sair	2537	2589	52	2.05	208(h)(2)	11/29/2010	03/01/2011		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1025	Allahna Esber, Shahaa Esber	2475	2526	51	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1105	Embassy Of Egypt, Gamal Abdelbaky, Said Fayed	1829	1866	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1119	Nicholas Hankey	1719	1754	35	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1015	Embassy Of Tunisia	1983	2024	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1102	Jerri Husch	1997	2038	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE ~ State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

DC DEPT OF HOUSING  
COMMUNITY DEVELOPMENT

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

2011 MAR 31 P 1:24

HOUSING REGULATION  
ADMINISTRATION

Ceara Flake  
3003 Van Ness Street, N.W. Apt # S201  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 11/29/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,598 The increase in your rent charged is: \$ 33  
Your new rent charged is: \$ 1,631 The effective date is: 03/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration - Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
CERTIFICATE OF NOTICE TO RAD DEVELOPMENT  
OF ADJUSTMENTS IN RENT CHARGED

2011 MAR 31 P 1:24

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth M. Brookins  
Housing Provider's Signature

3/31/2011  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1018	Isabel Gelletich	1900	1901	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE – State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

DC DEPT OF HOUSING  
& COMMUNITY DEVELOPMENT

2011 MAR 31 P 1:24

HOUSING REGULATION  
ADMINISTRATION

Isabel Gelfetich  
3003 Van Ness Street, N.W. Apt # S1018  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 11/29/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,900      The increase in your rent charged is: \$ 1  
Your new rent charged is:    \$ 1,901      The effective date is:                    03/01/2011

The basis of the increase in rent charged is as follows:

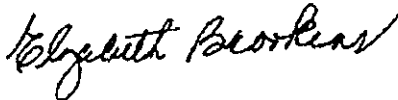
Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)





District of Columbia Department of Housing and Community Development  
Housing Regulation Administration -- Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

2011 FEB 25 AM 9:54

Internal Use Only  
C/O current

yes  no  n/a

BBL current:  yes  no

Reg current:  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
2. My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth Brooken  
Housing Provider's Signature

FEB 25 2011  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.*	Type of Service (No. is below)
W1110	Constance Jones	2150	2151		0.05	208(h)(2)	10/28/2010	02/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

DEPARTMENT OF HOUSING  
 AND COMMUNITY DEVELOPMENT  
 AND HOUSING REGULATION  
 LOP  
 2011 FEB 25 AM 9: 54

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING REGULATION ADMINISTRATION

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

2011 FEB 25 AM 9:54

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

Constance Jones  
3003 Van Ness Street, N W. Apt # W1110  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 10/28/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 2,150 The increase in your rent charged is: \$ 1

Your new rent charged is: \$ 2,151 The effective date is: 02/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at www.dhcd.dc.gov.

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)

(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008

2. My business address is (No P.O. Box):

2345 Crystal Drive, 11th Floor, Arlington, VA 22202

3. My business telephone number and email address are:

703-769-1028, lbrookins@archstonemail.com

4. The Certificate of Occupancy number for the Housing Accommodation is B175541

5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011

6. My RAD Registration Number for the Housing Accommodation is: 54002038

7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."

8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."

9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Housing Provider's Signature

FEB 25 2011

Date:

DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
HOUSING REGISTRATION

2011 FEB 25 AM 9:58

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S106	Sasha Buchanan	1792	1829	37	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S119	Joel Macaluso	1645	1679	34	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S307	Catherine Revels, Hubert Nove-Josserand	2045	2087	42	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W101	Michael Hirsh	3250	3317	67	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W333	Elizabeth Moody	3474	3476	2	0.05	208(h)(2)	10/28/2010	02/01/2011		4
W503	Judith Levine	1893	1932	39	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W705	Eleanor Holtz-Eakin	1895	1934	39	2.05	208(h)(2)	10/28/2010	02/01/2011		4
S1014	Stephen Tom	2150	2151	1	0.05	208(h)(2)	10/28/2010	02/01/2011		4
S1125	Vietnam Embassy	2751	2807	56	2.05	208(h)(2)	10/28/2010	02/01/2011		4
W1008	Kali Erickson & Jaime Vilchez	2235	2281	46	2.05	208(h)(2)	10/28/2010	02/01/2011		4

2011 FEB 25 AM 9:58

DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
PLANNING

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

2011 FEB 25 AM 9: 58  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY DEVELOPMENT  
 AND HOUSING REGULATION  
 DIVISION

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
HOUSING REGULATION  
ADMIN.

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration

2011 FEB 25 AM 9:55

Rental Accommodations and Conversion Division

Sasha Buchanan  
3003 Van Ness Street, N.W. Apt # S106  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 10/28/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,792 The increase in your rent charged is: \$ 37

Your new rent charged is: \$ 1,829 The effective date is: 02/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).



Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-4610

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current  yes  no

Reg current  yes  no

**CERTIFICATE OF NOTICE TO RAD  
OF ADJUSTMENTS IN RENT CHARGED**

10 FEB 26 12:10

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B143476
- My Basic Business License number is 54002038 and expires on (date): 10/31/2009
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

*L. Brookins*  
Housing Provider's Signature

FEB 26 2010  
~~FEB 25 2010~~  
Date:



**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice <sup>1</sup>	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S307	Catherine Revels, Hubert Novo-Josserand	1915	2045	130	6.8	208(h)(2)	10/30/2009	02/01/2010		4
S1014	Stephen Tom	2052	2150	98	4.8	208(h)(2)	10/30/2009	02/01/2010		4
S1125	Lauren Jarrell, Carenn Jackson, Pauline Tastenhoye	2740	2926	186	6.8	208(h)(2)	10/30/2009	02/01/2010		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
COMMUNITY Housing Regulation Administration  
Rental Accommodations and Conversion Division

10 FEB 26 12:10

Catherine Revels, Hubert Nove-Josserand  
3003 Van Ness Street, N W Apt # S307  
Washington, DC 20008

Archstone Van Ness  
Registration No & Date 54002038-11/07/1985  
Date Of Notice:10/30/2009

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below

Your current rent charged is. \$ 1,915 The increase in your rent charged is: \$ 130  
Your new rent charged is. \$ 2,045 The effective date is: 02/01/2010

The basis of the increase in rent charged is as follows

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2009 through April 30th 2010 is 4.8%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act.

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-4610. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only

C/O current

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
2011 MAR 31 P 12:11

**CERTIFICATE OF NOTICE TO RAD OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

- I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
- My business address is (No P.O. Box): 2345 Crystal Drive, 11th Floor, Arlington, VA 22202
- My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
- The Certificate of Occupancy number for the Housing Accommodation is B175541
- My Basic Business License number is 54002038 and expires on (date): 10/31/2011
- My RAD Registration Number for the Housing Accommodation is: 54002038
- Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
- The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
- The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth M Brookman  
Housing Provider's Signature

3/31/2011  
Date:

## APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Priority Rent	New Rent	Dollar (\$) Change	Percent (%) Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S201	Ceara Flake	1598	1631	33	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S216	Corinne Rucker	1166	1190	24	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S615	Adam Bernstein	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S805	Ruth Rose	1753	1789	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S818	Amy Wyatt & Joshua Rosenblum	1810	1847	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S912	Mosbe Burstin	1857	1895	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S923	Loreta Papakostandini	1770	1806	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W120	Valentina Echeverry Helena Fonseca	1944	1984	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W125	Cindy Nadeau, Tracy Burnette	1643	1677	34	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W208	Sharon Buck	2037	2038	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4
W218	Kristen Hamaoui & Richard Fairbanks	1820	1857	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W304	Rodrigo Silva	1934	1974	40	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W325	Silvia Savich	1448	1478	30	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W404	Luis Viguria	1750	1786	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W617	Majid Joneidi & Parisa Meisami	2055	2097	42	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W623	Kathryn Wascher Matt Partridge	1800	1837	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W703	Nir Touval	1565	1597	32	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W803	Thomas Trimbur	1833	1871	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W822	Ryan Forbes Jing Forbes	1855	1893	38	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W901	Jin Li, Eric Crain, Zhong Dan	2968	3029	61	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W917	Toni Frangie	1752	1788	36	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W928	Barbara Eiden Molinaro/John Molinaro	3250	3317	67	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W931	Edward Sair	2537	2589	52	2.05	208(h)(2)	11/29/2010	03/01/2011		4

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1025	Allahna Esber, Shahna Esber	2475	2526	51	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1105	Embassy Of Egypt, Gamal Abdelbaky, Said Fayed	1829	1866	37	2.05	208(h)(2)	11/29/2010	03/01/2011		4
S1119	Nicholas Hankey	1719	1754	35	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1015	Embassy Of Tunisia	1983	2024	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4
W1102	Jerri Husch	1997	2038	41	2.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2)	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

DC DEPT OF HOUSING  
COMMUNITY DEVELOPMENT

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

2011 MAR 31 P 1:24

HOUSING REGULATION  
ADMINISTRATION

Ceara Flake  
3003 Van Ness Street, N.W. Apt # S201  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 11/29/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,598 The increase in your rent charged is: \$ 33

Your new rent charged is: \$ 1,631 The effective date is: 03/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
Housing Regulation Administration - Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue, SE, 2nd Floor  
Washington, DC 20020  
(202) 442-7200

RAD Date Stamp

Internal Use Only  
C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
**CERTIFICATE OF NOTICE TO RAD DEVELOPMENT  
OF ADJUSTMENTS IN RENT CHARGED**

2011 MAR 31 P 1:24

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
(Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
(address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
2. My business address is (No P.O. Box):  
2345 Crystal Drive, 11th Floor, Arlington, VA 22202
3. My business telephone number and email address are:  
703-769-1028, lbrookins@archstonemail.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2011
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed to be the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP  
Housing Provider's Printed Name

Elizabeth M. Povorka  
Housing Provider's Signature

3/31/2011  
Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant(s) Name(s)	Prior Rent	New Rent	Dollar Change (\$)	Percent Change (%)	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	213(a)(2) Rental Unit No.	Type of Service (No. is below)
S1018	Isabel Gelletich	1900	1901	1	0.05	208(h)(2)	11/29/2010	03/01/2011		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

<sup>1</sup> Housing Provider's Notice to Tenant of Adjustment in Rent Charged



Smith Property Holdings Van Ness LP  
2345 Crystal Drive  
Arlington, VA 22202

Department of Consumer & Regulatory Affairs  
Housing Regulation Administration  
Rental Accommodations and Conversion Division

DC DEPT OF HOUSING  
COMMUNITY DEVELOPMENT

2011 MAR 31 P 1:24

HOUSING REGULATION  
ADMINISTRATION

Isabel Gelfetich  
3003 Van Ness Street, N.W. Apt # S1018  
Washington, DC 20008

Archstone Van Ness  
Registration No. & Date: 54002038-11/07/1985  
Date Of Notice: 11/29/2010

**Notice of Increase in Rent Charged**

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the rent charged for your rental unit will be increased as set forth below.

Your current rent charged is: \$ 1,900 The increase in your rent charged is: \$ 1

Your new rent charged is: \$ 1,901 The effective date is: 03/01/2011

The basis of the increase in rent charged is as follows:

Under section 208(h)(2) of the Act (annual CPI-based increase) the increase in rent charged is based on the increase in the Consumer Price Index (CPI). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the CPI percentage, but not more than 5.0%. For other tenants, the maximum percentage increase in rent charged is the CPI percentage plus 2.0%, but not more than 10.0%. The CPI percentage published by the Rental Housing Commission for the rent-control year May 1st 2010 through April 30th 2011 is 0.05%.

Alternatively, a housing provider may seek an allowable increase under other provisions of the Act, including petitions based on capital improvements, changes in services and facilities, hardship, substantial rehabilitation or agreement with seventy percent of the tenants. If any such authorized increase is partially implemented now, the balance may be implemented later. The increase in rent charged is based on the following provision of the Act:

section of Act	type of increase	\$ increase authorized
effective date of authorization	case number, if applicable	date of decision, if applicable

The housing provider certifies that (1) the rent increase is in compliance with the Act; (2) at least one year has passed since the last rent increase; and (3) the rental unit and the common elements of the housing accommodation are in substantial compliance with the District of Columbia Municipal Housing Regulations (Title 14) or that any noncompliance is the result of tenant neglect or misconduct.

You have the right to request that the Department of Housing and Community Development (DHCD) review this notice if you believe it is improper. You may contact DHCD on 202-442-7200. DHCD is located at 1800 Martin Luther King Jr. Avenue SE, 2nd Floor, Washington, DC 20020. A more detailed summary of tenant rights and sources of technical assistance are available in the DHCD pamphlet available from the Housing Provider, in the DHCD office and on line at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

Signature of Owner/Agent

Archstone Communities LLC

Name of Owner/Agent

RACD Form 1 (rev 8/06)



District of Columbia Department of Housing and Community Development  
 Housing Regulation Administration -- Rental Accommodations Division (RAD)  
 1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
 Washington, DC 20020  
 (202) 442-9505

RAD Date Stamp

Internal Use Only

C/O current:

yes  no  n/a

BBL current:  yes  no

Reg. current:  yes  no

**CERTIFICATE OF NOTICE TO RAD  
 OF ADJUSTMENTS IN RENT CHARGED**

HOUSING PROVIDER(S) SHALL FILE THIS CERTIFICATE WITH THE RENTAL  
 ACCOMMODATIONS DIVISION. THIS FORM IS NOT SERVED ON TENANTS.

I, Smith Property Holdings Van Ness LP, declare, affirm and ratify as follows:  
 (Housing Provider's Name)

1. I am the Housing Provider of the following Housing Accommodation or Rental Unit(s)  
 (address): Archstone Van Ness, 3003 Van Ness Street, N.W.  
Washington, D.C. 20008
2. My business address is (No P.O. Box): Elizabeth Brookins  
1953 Gallows Road - Suite 340, Vienna, VA 22182
3. My business telephone number and email address are:  
703-636-5053, ebrookins@eqrworld.com
4. The Certificate of Occupancy number for the Housing Accommodation is B175541
5. My Basic Business License number is 54002038 and expires on (date): 10/31/2013
6. My RAD Registration Number for the Housing Accommodation is: 54002038
7. Attached hereto are the following documents related to the adjustment(s) in the rent charged for the Housing Accommodation and the Rental Unit(s): (1) a sample "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" (except for Vacancy Increases); and (2) a completed "Appendix of Notices of Adjustments in Rent(s) Charged."
8. The "Housing Provider's Notice to Tenants of Adjustment in Rent Charged" was served on each of the Tenant(s) listed in the "Appendix of Notices of Adjustments in Rent(s) Charged" prior to the filing of this "Certificate of Notice to RAD of Adjustments in Rent Charged."
9. The Rental Unit(s) and common elements of the Housing Accommodation are in substantial compliance with the Housing Code as required by 14 DCMR § 4216.2 (2004), or any noncompliance is the result of Tenant neglect or misconduct.

DC DEPT OF HOUSING & COMMUNITY DEVELOPMENT  
 2013 MAR 18 AM 11:14

I declare, affirm and ratify under penalty of perjury that the foregoing information is complete and accurate to the best of my knowledge. I fully understand and acknowledge that my signature below shall be deemed as the taking of an oath or affirmation regarding all of the information provided herein, to which the sanctions for perjury, false swearing or false statements under D.C. OFFICIAL CODE §§ 22-2402, 2404 & 2405 (Supp. 2008), respectively, shall apply.

Smith Property Holdings Van Ness LP

Housing Provider's Printed Name

Housing Provider's Signature

Gene Santomartino, Agent For Housing Provider

03/15/2013

Date:

**APPENDIX OF NOTICES OF ADJUSTMENT IN RENT CHARGED**

(with Continuation Page)

Unit No.	Tenant Name(s)	Prior Rent	New Rent	Dollar Change	Percent Change	Section of Act	Date Tenant Served with Notice	Effective Date of Rent Adjustment	21(c)(2) Rental Unit No.	Type of Service (Not below)
S106	Alexander Prudovsky	1850	1928	78	4.2	208(h)(2)	03/15/2013	05/30/2013		4
S117	Irina Dubinina	2035	2120	85	4.2	208(h)(2)	03/15/2013	05/13/2013		4
S206	Zack Proser; Paris Jones	2134	2224	90	4.2	208(h)(2)	03/15/2013	05/17/2013		4
S224	Carmel Henry & Andrea Threet	3319	3458	139	4.2	208(h)(2)	03/15/2013	05/18/2013		4
S320	Abigail Baum & Elizabeth Karan	2976	3101	125	4.2	208(h)(2)	03/15/2013	05/14/2013		4
S620	Steven Collins, Guzel Gutranova	1806	1882	76	4.2	208(h)(2)	03/15/2013	05/10/2013		4
S912	John Raffetto	2464	2567	103	4.2	208(h)(2)	03/15/2013	05/14/2013		4
W102	Catherine Stewart & Elizabeth Thompson	2152	2242	90	4.2	208(h)(2)	03/15/2013	05/31/2013		4
W114	Bradford Hilson, Nicholas Yarosh	2453	2556	103	4.2	208(h)(2)	03/15/2013	05/24/2013		4
W410	Rachael Wood, Samuel Collins	2495	2600	105	4.2	208(h)(2)	03/15/2013	05/23/2013		4
W603	Catherine Torri	2125	2214	89	4.2	208(h)(2)	03/15/2013	05/27/2013		4
W631	Tatiana Zelaya	2698	2811	113	4.2	208(h)(2)	03/15/2013	05/31/2013		4
W801	Devan Dineen, Brinkley Faulcon, Ander Swanson	3809	3969	160	4.2	208(h)(2)	03/15/2013	05/25/2013		4
W831	Andrew Medak	2589	2698	109	4.2	208(h)(2)	03/15/2013	05/02/2013		4
W832	Joseph Rogan, Marc Pollak	3823	3984	161	4.2	208(h)(2)	03/15/2013	05/14/2013		4
S1114	Diane Butts	2011	2095	84	4.2	208(h)(2)	03/15/2013	05/10/2013		4
W1105	Ignacio Herrera, Ingrid Arana	2566	2674	108	4.2	208(h)(2)	03/15/2013	05/26/2013		4

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10%)
213(a)(2) *	IF APPLICABLE -- State in the Appendix the Substantially Identical Rental Unit used for the Highest Comparable Vacancy Increase (30% max)
214	Substantial Rehabilitation
215	Voluntary Agreement

Type of Service	No.	Description
TENANT	1	Personal service on Tenant
ADULT	2	Personal service on an adult at the Rental Unit, with instructions to deliver same to the Tenant(s)
AGENT	3	Personal service on an authorized representative of the Tenant(s)
MAIL	4	First class mail
CERTIFIED	5	Certified mail
PRIORITY	6	Priority mail with delivery confirmation

1 Housing Provider's Notice to Tenant of Adjustment in Rent Charged

Smith Property Holdings Van Ness LP  
44 Canal Center Plaza  
Suite 600  
Alexandria, VA 22314

District of Columbia Department of Housing and Community Development  
Housing Regulation Administration – Rental Accommodations Division (RAD)  
1800 Martin Luther King Jr. Avenue SE, 2nd Floor  
Washington, DC 20020  
(202) 442-9505

**HOUSING PROVIDER'S NOTICE TO TENANTS  
OF ADJUSTMENT IN RENT CHARGED**

Alexander Prudovsky  
3003 Van Ness Street, N.W. Apt # S106  
Washington, DC 20008

Date: 03/15/2013

**IF YOU ARE ELDERLY OR DISABLED, CONTACT YOUR HOUSING PROVIDER TO COMPLETE  
A "NOTICE OF ELDERLY OR DISABLED STATUS" FORM, AND GIVE A COPY TO YOUR  
HOUSING PROVIDER. THIS FORM IS ALSO AVAILABLE FROM THE RENTAL  
ACCOMMODATIONS DIVISION.**

Dear Tenants(s):

In accordance with the provisions of the Rental Housing Act of 1985, as amended (Act), the rent charged for your rental unit will be adjusted as set forth below:

Your current rent charged is:	\$ <u>1,850</u>
The dollar adjustment in your rent charged is:	\$ <u>78</u>
The percentage adjustment in your rent charged	<u>4.20</u> %
Your new rent charged is:	\$ <u>1,928</u>
The effective date is:	<u>05/30/2013</u>

The basis of the adjustment in rent charged is as follows [check one]:

Under section 206(b) and 208(h) of the Act (D.C. OFFICIAL CODE §§ 42-3502.06(b) & 42-3502.08(h)(2) (Supp. 2008), the increase in rent charged is based on the increase in the Consumer Price Index (CPI-W). For tenants qualified under the Act as elderly or disabled, the maximum increase in rent charged is the lesser of the CPI-W percentage, or 5% of the current allowable rent charged. For other tenants, the maximum percentage increase in rent charged is the CPI-W percentage plus 2%, but the total increase shall not be more than 10% of the current allowable rent charged. The Rental Housing Commission (RHC) determines the annual adjustment of general applicability in the rent charged established by Section 206(b) for each Rental Unit, which shall be equal to the change during the previous calendar year in the Washington, D.C. Standard Metropolitan Statistical Area (SMSA) Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI-W percentage published by the Rental Housing Commission for May 2013 through April 2014 is 2.2%.

Alternatively, a housing provider may seek an allowable rent adjustment under other provisions of the Act, including petitions based on capital improvements, changes in services and/or facilities, hardship, substantial rehabilitation or voluntary agreement with 70% of the tenants.

The adjustment in rent charged is based on the following provision of the Act:

Section of Act	Type of Increase	\$ Increase Authorized
Effective date of Authorization	Case number and Date of Decision, if applicable	

Section of Act	Description
208(h)(2)	Annual Increase of General Applicability (CPI-W based)
210	Capital Improvement
211	Change in Services/Facilities
212	Hardship Petition
213(a)(1)	Vacancy (10% Increase)
213(a)(2)*	Highest Comparable Vacancy (Up to 30% Increase)
214	Substantial Rehabilitation
215	Voluntary Agreement

The Housing Provider certifies that (1) at least one (1) year has passed since the last rent adjustment (except for any vacancy increases); (2) the Rental Unit and the common elements of the Housing Accommodation are in substantial compliance with the Housing Code of the District of Columbia at the time that the adjustment is implemented, or that any non-compliance is the result of Tenant neglect or misconduct; and (3) the rent adjustment is in compliance with all other provisions of the Act.

You have the right to request that the Rental Accommodations Division (RAD) review this notice. You may contact RAD at 202-442-9505. Walk-in assistance is available Monday through Friday from 8:30 am to 3:30 pm in the Housing Resource Center located at 1800 Martin Luther King Jr. Avenue SE, Washington, DC 20020. A more detailed summary of Tenant rights and sources of technical assistance are available in the RAD pamphlet entitled "What You Should Know about Rent Control in the District of Columbia," which is available from the Housing Provider, the RAD office, and online at [www.dhcd.dc.gov](http://www.dhcd.dc.gov).

Certificate of Occupancy Number (if applicable):  
B175541

Basic Business License Number: 54002038

RAD Registration Number: 54002038

Housing Provider's Business Address  
(No P.O. Box):

Smith Property Holdings Van Ness LP  
44 Canal Center Plaza  
Suite 600  
Alexandria, VA 22314

Equity Residential

Housing Provider's Name (print).

Owner  Authorized Agent

Other Title (if applicable):



Housing Provider's Signature

703-636-5053, [ebrookins@eqrworld.com](mailto:ebrookins@eqrworld.com)

Housing Provider's Telephone Number and E-mail address: