Members Welcome the Season at AOBA’s Holiday Party

A record number of AOBA members and their guests ushered in the holiday season in the ballrooms of the spacious and elegant Fairmont Hotel in Georgetown the evening of December 5. Delicious food, plentiful beverages, and a splendid dessert selection complemented the relaxed, festive atmosphere. An electric violinist offered fresh takes on the hits, and a band kept toes tapping throughout the night, while the industry’s finest mingled and celebrated the past year’s successes.

AOBA is thrilled that members donated $1,750 in gift cards that have since been provided to help with the holidays of appreciative families of the James E. Duckworth School for children with disabilities.

For more photos from the Dec. 5 event, please visit the www.aoba-metro.org website under Signature Events. We would like to share our appreciation for our Holiday Party Sponsors (below), who were key to the success of the 2019 party!

Annual Meeting January 16

Save the date for AOBA’s Annual Meeting on Thursday, January 16th from 11:30 a.m. to 1:30 p.m. at the Capital Hilton. Resolve to start the new year by connecting with your professional network while taking stock of the impact AOBA is having on key issues facing our industry.

Join us as we honor this year’s Sidney Glassman Award recipient, Sean Warfield of Tishman Speyer Properties, with AOBA’s most prestigious award. We are also excited to introduce a newly created award in honor of the late David Hillman, a true “maverick.” The introduction of this award will include remarks by David’s friend Rushern Baker, the former Prince George’s County Executive.

The Annual Meeting also celebrates our volunteer leaders, including committee chairs and the Association’s Board of Directors. Board President Jackie Duke will be beginning the second year of her two-year term.

Don’t delay; register online today for AOBA’s Annual Meeting on Jan. 16th. Be sure you are logged into your account to receive the member rate.

WARFIELD HONORED WITH SIDNEY GLASSMAN AWARD

Sean Warfield, a Director at Tishman Speyer and a past AOBA President and outstanding service to our industry.
AOBA REPRESENTED ON BEPS TASK FORCE

Four AOBA members, Max Greninger (Carr Properties), Adrian Gross (WC Smith), Matt Praske (Washington REIT), and Joe Reilly (Akridge) were selected and sworn in Nov. 18 as members of the Building Energy Performance Standards Task Force. The Department of Energy and the Environment (DOEE) is beginning discussions with the Task Force on the implementation of the mandatory building performance standards.

AOBA will continue to take an active role in the implementation of the Clean Energy Act. Members, especially those with properties ranging from 49,000-100,000 square feet that have not had to benchmark, should stay engaged with AOBA’s government affairs team and members of the Task Force. The regulatory notice and comment process will likely proceed quickly to have the regulations finalized before the standards take effect in 2021. Task Force members will have the first opportunity to comment on the proposed regulations, which motivated AOBA to ensure our members would have an active voice.

AOBA will distribute summaries of the Task Force meetings and proposed regulations and conduct working group meetings for members to provide input. We encourage members to attend the Task Force meetings and review the Energy Benchmarking DC Scorecard distributed by DOEE. This scorecard will give you an idea of how your building will fare when the standards are released. You can request your scorecard from info.benchmark@dc.gov.

RENT CONTROL EXTENSION BILL HEARING

The Committee on Housing and Neighborhood Revitalization held a hearing Nov. 13 on the “Rental Housing Act Extension Amendment Act of 2019” (Bill 23-433), which seeks a 10-year reauthorization of the District’s rent control law. The hearing drew 140 public witnesses to testify in a marathon hearing lasting more than 10 hours. The bill has attracted the attention of a new tenant advocacy coalition, Reclaim Rent Control, which seeks to use it as a vehicle for substantial revisions to the District’s rent control law. The coalition is advocating for an aggressive platform that includes eliminating the “plus 2%” from the annual increase, and vacancy increases and application of rent control to newer properties built after 2005.

Committee Chair Anita Bonds declared she would not accept any amendments to the extension bill, and committed to introducing legislation in the next few months. Fellow Committee member Councilmember Brianne Nadeau expressed support for including some of the Reclaim Rent Control coalition’s proposals as amendments to the extension bill. He seemed to endorse eliminating the “plus 2%” from the annual allowable increase as well as vacancy increases.

AOBA provided testimony requesting the Committee approve the extension bill without any amendments, and limiting the reauthorization to five rather than 10 years. We also requested the Committee commit to evaluating the impacts of the Rental Housing Act and the potential effects of any proposed amendments before considering reforms to the law. AOBA has continued to lead the advocacy against the tenants’ proposed amendments, alongside DCBIA, DCAR and other coalition partners, to share our message and concerns with the Housing Committee and the rest of the Council.

AOBA has met with four of the five Councilmembers who sit on the Housing and Neighborhood Revitalization Committee (“Housing Committee”) or their staff.

More than a dozen members attended our Dec. 9 meeting with Councilmember Bonds, sharing concerns about the tenants’ proposed amendments to the rent control law. The Councilmember expressed her desire to form a working group to discuss future reforms to the District’s rent control law and related housing policy proposals.

BILL WOULD MEANS-TEST RENT CONTROL UNITS

Councilmember Bonds, along with members Nadeau, Trayon White, Todd, and Cheh, introduced the “Rent Stabilization Affordability Qualification Amendment Act of 2019” (Bill 23-530), to restrict high income earners from qualifying for rent controlled units. The bill would make ineligible any applicant whose income is five times greater than the rent charged. It provides protection from eviction for existing tenants who see their incomes grow beyond the qualifying threshold. Bonds hopes to use this legislation to address the longstanding issue of housing availability for low- to moderate-income renters in the District, by steering coveted rent-controlled units to renters with fewer housing options. The tenant advocate community has expressed skepticism about the basis of the bill and appears ready to oppose the legislation.

ACT SEEKS TO AID DC WASTE DIVERSION GOALS

Nine Councilmembers, led by Councilmember Cheh, introduced the “Zero Waste Omnibus Amendment Act of 2019” (Bill 23-506), championing the District’s next ambitious environmental policy, Oct. 22. It has been five years since the DC Council passed the “Sustainable Solid Waste Management Act of 2014”, which required the District to develop a plan to achieve 80 percent diversion away from incinerators and landfills. The new legislation would mandate, among other requirements, that recycling haulers would face a surcharge if their loads of recycling are too contaminated with trash; haulers would be required to leave tags identifying items that shouldn’t be in the recycling (collectors could refuse to pick up from customers after two warning tags); and large restaurants and hotels compost foodContinued on page 5 >>
State

UPDATED EVICTION BILL INTRODUCED
On Nov. 6, the Montgomery County Delegation released Delegate Wilkins’s latest version of MC 12-20 Residential Leases – Just Cause Eviction and Eviction Reporting. The bill prohibits a housing provider from evicting a tenant without “just cause” as defined in the legislation. The law would apply prospectively and may not be applied to any residential lease executed before the bill’s Oct. 1, 2020 effective date. A new feature requires the Housing Opportunities Commission of Montgomery County (HOC) to post and report on evictions by June 1 each year, and include specific demographic information. The bill was heard by the Delegation in Rockville Dec. 9.

Montgomery County

AOBA AMENDMENTS IMPROVE MINIMUM WORK WEEK BILL
The full Council adopted Bill 12-19 – Human Rights and Civil Liberties – Building Maintenance Worker – Minimum Work Week, to mandate a minimum work week for certain commercial office buildings. The Council adopted a version of the bill amended by the HHS committee with several AOBA amendments.

The bill defines “building maintenance workers” to only include janitorial workers per an AOBA amendment. A covered employer may preserve up to 30 percent of the total hours scheduled for all building maintenance workers at a covered location for part-time workers with a minimum shift of four hours per day and 20 hours per week per worker. It will only apply to covered locations with an occupancy rate of 50 percent or more. The new law, effective Jan. 1, 2021, will apply to an office building or contiguous group of office buildings under common ownership or management occupying a total of at least 350,000 SF in the County.

PHED COMMITTEE APPROVES A/C BILL
On Nov. 18, the PHED committee approved an amended B24-19 – Landlord-Tenant Relations – Obligations of Landlord – Air Conditioning, setting the groundwork for an expected full Council vote in January. Key provisions include:

- Applicable dates: June 1 - September 30
- Minimum temperature: 80 degrees.
- Clarification of Landlord Responsibility/ Method of measuring cool temperature:
  - Housing provider controls thermostat: Maintain a temperature of no more than 80 degrees Fahrenheit (80°F) in each habitable space at a distance of three feet above floor level; and
  - Resident controls thermostat: Housing provider must provide an air conditioning system capable of maintaining a temperature of no more than 80 degrees Fahrenheit (80°F) in each habitable space at a distance of three feet above floor level.

- Time for repairs: Housing providers’ obligation applies except when required for reasonable maintenance and repairs. The Council will add language directing DHCA to issue implementing regulations defining a reasonable repair period. Additionally, DHCA indicated it will request an alternative plan if no a/c is being provided because of the scope of repairs.

- Opt-out for units with window units: Residents can elect not to have air conditioning that would be provided by individual air conditioning units they control. However, a lease addendum must: specify any additional amount of rent that would be required if air conditioning were provided; acknowledge the resident has been offered, but has elected not to have air conditioning; and acknowledge the resident has been informed of the tenant’s right to file a complaint with the DHCA Director.

- One-year delayed implementation for properties slated for development: Housing providers can request delayed compliance for any property that is the subject of a pending application for a necessary approval for development before the Planning Board, Board of Appeals, or Office of Zoning and Administrative Hearings. The delayed implementation for a property may not exceed the sooner of the completion of the development or 24 months.

Prince George’s County

ADVOCACY GROUP RELEASES REPORT ON LANGLEY PARK HOUSING
CASA and the University of Maryland released “Housing Matters: Ensuring Quality, Safe, and Healthy Housing in Langley Park, Md.” Oct. 23. This report paints a dire picture of housing in Langley Park and is the impetus for CASA’s work with Councilmember Dernoga to introduce CB 56-2019, the Fair Housing bill.

AOBA’s advocacy and members’ testimony before the County Council’s PHED committee Oct. 17 resulted in CB 56-2019 being held and not considered this year or in its current form. AOBA will work with stakeholders and council staff to draft a new proposal for introduction in January 2020. The findings in this report will play a significant role in the conversation as CASA and Councilmember Dernoga are committed to ensuring the living conditions are addressed. Because 76 percent of Langley Park residents live in rental properties and 13 apartment communities account for 71 percent of the neighborhood’s housing units, the CASA report focuses on multifamily housing; it says between 2014 and 2017, the County found 3,023 housing code violations in Langley Park. Twenty-six percent were for household environmental hazards. 72 percent were concentrated in the two properties on the County’s Distressed Property list, which are inspected more frequently.
Community Development (BHCD), which has responsibility for adopting Virginia’s building codes, took the first substantive steps toward adoption of the 2018 Uniform Statewide Building Code (USBC), which is comprised of the Construction Code, the Existing Buildings Code and the Property Maintenance Code; and of the 2018 Statewide Fire Prevention Code. The reference to “2018” in the Codes’ titles refers to the edition of the Model Codes adopted by the International Codes Council that forms the “base document” under consideration. Thus, it is the ICC’s 2018 Model Codes that are currently being reviewed and revised, where appropriate, by BHCD.

The Board considered scores of proposed code changes that its various work groups had reported up with recommendations of Consensus-Approval, Consensus Disapproval, or Non-Consensus. Are you interested in assisting with the code review process? AOBA is seeking members interested in assisting with the current code review process in Virginia. Key areas include energy efficiency building code changes and fire life safety proposals. Contact Shaun Pharr, Senior Policy Advisor, Government Affairs at SPharr@aoba-metro.org.

AOBA FRIEND AND ALLY APPOINTED CHAIRMAN OF HOUSE COMMITTEE ON GENERAL LAWS

Delegate David Bulova (D-Fairfax) has been appointed as Chairman of the House Committee on General Laws, through which a majority of legislation affecting AOBA members is vetted. AOBA has enjoyed a very positive working relationship with Bulova during his 13-year tenure and in his previous roles as a member of the General Laws Committee, the Housing Subcommittee and the Virginia Housing Commission. AOBA and other real estate groups had advocated for his appointment to the position. He has always brought a fair and

Continued on page 5 >>
AOBA SCHOLARS HONORED AT PRINCE GEORGE’S COMMUNITY COLLEGE

On Nov. 7, AOBA partnered with Prince George’s Community College (PGCC) to celebrate 10 phenomenal students, the 2019 cohort of AOBA scholars. Suzanne Hillman, CEO of Southern Management Corp., introduced keynote speaker and Chairman of Economic Matters Del. Dereck Davis. Prince George’s County Senator Joanne Benson and Councilmember Jolene Ivey were also on hand to congratulate the students.

AOBA began giving exceptional students up to two years of paid tuition at PGCC in 1996. The Association is proud to announce that members’ generosity has enabled AOBA to raise $1,000,000 to support 172 scholars over 23 years. In appreciation of AOBA’s on-going investment in PGCC students, the College gifted AOBA a brick in the new, state-of-art, Center for Performing Arts.


UTILITIES

CONTRACTING FOR RENEWABLE ENERGY IN VIRGINIA

Commercial and multi-family customers now have the option to choose an electric supplier, other than Dominion Energy, that provides 100 percent renewable energy. The window to take advantage of this opportunity is limited so Virginia customers of Dominion need to be aware of the nuances in the Virginia electric market and act quickly.

AOBA Alliance held a briefing for commercial and multi-family Virginia properties on November 20, 2019 regarding recent clarifications in Virginia, which provides AOBA members the opportunity to purchase electric energy from a competitive service provider that is 100 percent renewable energy, if Dominion Energy does not offer a 100 percent renewable tariff, which it currently does not.

If the Dominion 100 percent renewable tariff (Rider TRG) is approved, customers would no longer have the option to purchase renewable energy from a competitive service provider. What this means is that there is a finite amount of time to contract for renewable energy supply from competitive service providers; although the amount of time is likely to be limited, it is unknown.

If you believe that there are savings for your properties and you understand the competitive supplier contract and market risks, now is the time to act on a renewable energy contract in Virginia.

If you have any questions, please call Frann Francis, Senior Vice President and General Counsel, at (202) 296-3390 x766.
ANNUAL MEETING Continued from page 1 >>
leader known for giving back to the industry and community in exceptional ways, will receive this year’s Sidney Glassman Memorial Award at AOBA’s 2020 Annual Meeting.

The Award, created in 1985 to acknowledge outstanding leaders for their career contributions to the real estate industry on a senior management level, honors the late Sidney Glassman, Executive Vice President of Charles E. Smith Management, lecturer, and author. It is presented to an individual who personifies excellence in one or more key areas: education, training, management, administration, and/or legislation. AOBA members submit nominations; the Sidney Glassman Selection Committee, comprised of current officers and previous award recipients, confirms the honoree.

Sean leads by example in his AOBA work, regularly answering the call to testify or attend meetings with DC councilmembers and executive branch representatives. “He has enhanced AOBA’s advocacy voice by speaking on a wide range of topics, and serves as a valued subject matter expert for AOBA staff,” says Arianna Royster, who succeeded Sean as AOBA President in 2017. “He is a visible and valued presence in the halls of the District’s Wilson building, where his voice amplifies AOBA’s message on legislative and regulatory proposals that could impact member companies’ operations.”

For the past three years, Sean has represented AOBA on the DC Policy Center’s Board of Directors. He is also Co-chair of AOBA’s DC Legislative Committee. A constant presence at METPAC-DC functions and interviews, he encourages active engagement in the political process. “Sean is diplomatic, open to input, and knows how to facilitate dialogue,” said AOBA Executive Vice President Peggy Jeffers.

Sean and Tishman Speyer sponsored interns in the AOBA Educational Foundation’s 2018 and 2019 class of interns, and he presented to AOBA’s “Rising Leaders”. He is a staff favorite at the annual Charles E. Duckworth School “Clean-Up” Day.

As the Vice President of the Board of Directors and a member of the executive committee for the Golden Triangle Business Improvement District (BID), Sean works to ensure responsible stewardship and fulfillment of the BID’s mission. The BID and AOBA regularly collaborate on regulatory initiatives. He also brought critically important industry expertise and his understanding of commercial property valuation to the District’s Board of Real Property Assessments and Appeals (now the Real Property Tax Appeals Commission). Sean has also served as a member of the Existing Building Technical Assistance Group (TAG), the predecessor to the Construction Codes Coordinating Board, where he reviewed code proposals both for safety and impact on members.

Sean is a past board member of Jubilee Housing, whose mission is to build diverse, compassionate communities. He is a past president of the African American Real Estate Professionals’ Board of Directors. He is also active with his church’s college preparatory and other programs designed to position young people on the path to success.

Sean encourages young professionals to engage with AOBA, much like his mentor Harold Nelson, AOBA Past President and CarrAmerica Executive, did for him. “Sean Warfield is a man of great character who has exemplified what good people do to make everyone better,” says Nelson. “His giving back to the community is historic. He has positively affected so many lives and so many people; I truly believe that he has laid the groundwork for future leaders.”

THE AOBA BOARD OF DIRECTORS
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Brian Alford, President, Grady Management, Inc.
Mark Benedetti, Vice President, Property Management, Blake Real Estate, Inc.
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Melissa Steele, Chief Executive Officer, E and G Group
Sean Warfield, Director, Tishman Speyer Properties
Gregory White, Vice President, Property Management Commercial, Corporate Office Properties Trust

AOBA is the leading membership organization representing commercial office building and multi-family residential real estate in the Washington, D.C. area. Our members are owners and managers of commercial and multi-family residential properties, and companies that provide products and services to the industry. Established in 1974, AOBA works to protect and enhance the value of its members’ investments through effective leadership and advocacy, information exchange, and professional development. AOBA members’ combined portfolio is more than 181 million square feet of office space and more than 363,000 residential units in the District of Columbia, Maryland and Virginia. AOBA is the local affiliate of the Building Owners and Managers Association International (BOMA) and the National Apartment Association (NAA). Learn more at: www.aoba-metro.org.
Get ready for the competition that lets maintenance professionals show their skills in their version of the Olympics! AOBA’s Maintenance Mania Committee is hard at work planning for Maintenance Mania on April 28th, 2020. We are building on the success of 2019 – which included Rachid Chabraoui of Kettler being named the national champion. This year’s competition will be held on Tuesday, April 28 at Martin’s Crosswinds in Greenbelt, Md.

High-Performance Sustainable Buildings Designation
Highlighting costs savings and responsible environmental stewardship, AOBA will offer BOMI’s High-Performance Sustainable Buildings Designation. The BOMI-HP® Designation program provides an in-depth understanding of how to define, initiate, pay for, complete, and obtain a return on investment for sustainable initiatives within all segments of a building or portfolio. This program meets the growing demand in the marketplace for comprehensive sustainability and energy-efficient programs. Register now for this six-day course, which runs March 26-27, April 23-24, and May 21-22.

Please register for the above courses on AOBA’s website. ■

Join AOBA’s Speaker Series Committee as we kick off 2020 with an Economic Outlook
The Economic Outlook panel will present major economic trends in the DC Metropolitan area. By understanding the data that impacts the region, commercial and rental housing professionals can anticipate coming changes that will affect the bottom line, enabling them to make proactive adjustments. Featured speakers will be Terry L. Clower, Ph. D., Northern Virginia Chair and Professor of Public Policy at George Mason University, and CoStar Group Market Analyst Nicholas Mills.

This presentation will be held from 11:30 a.m. to 1:30 p.m. on Tuesday, Feb. 25th, at the IBEW Building, 900 7th St. NW, Mezzanine Level. Light lunch fare will be provided.

Register for this Speaker Series event online at www.aoba-metro.org/events/. ■

CALL FOR COMMITTEES: Join us to drive AOBA forward by registering for a committee in 2020.

Want to keep up with legislation and regulation impacting our industry? Look into joining one of our government affairs committees.

Interested in advancing best industry practices? Consider joining one of our awards committees.

Yearning to make a difference in the community? Think about joining our community outreach committee.

AOBA also has committees that focus on emergency preparedness, organize our annual golf tournament, host the Speakers Series, and support the Maintenance Mania competition.

Register for a committee in 2020 online at www.aoba-metro.org (under the “About” tab), or contact Brandy Peak, bpeak@aoba-metro.org.

AOBA’s mission is to protect and enhance the value of members’ investments through leadership, advocacy, information exchange, and professional development. ■
COVENANT HOUSE SLEEP OUT

On November 22, a hardy team of AOBA volunteers took part in the second Covenant House Sleep Out. It was cold but the team stayed in their sleeping bags until 5 a.m.

Elisabeth Kirk, Carrie Ehart, Kat Zimmerman, Tony Curtis, Mark Rasavage, Eric Demunda, and Jeanne Clarke represented for AOBA. The team raised more than $17,000, an increase of 20 percent from last year.

“The Apartment and Office Building Association (AOBA) of Metropolitan Washington, one of Covenant House Greater Washington’s award winning partners, led a Sleep Out team who gave up the comfort of their own beds and slept outside overnight in a sleeping bag on a cardboard box in solidarity with youth experiencing homelessness,” said Covenant House Greater Washington Executive Director Angela Jones Hackley. “Through this experience AOBA raised more than $17,000 in support of Covenant House Greater Washington. This generous donation will support safe housing, education programs, workforce development, and wraparound services for the young adults who walk through the doors of Covenant House Greater Washington every day. We are very grateful to AOBA for joining the movement to transform the lives of the youth we serve.”

Ted Ross generously provided space for the Sleep Out when our original plans to do it in DC proved untenable due to city restrictions.

TOBY Awards

The Outstanding Building of the Year (TOBY®) Awards is the most prestigious and comprehensive program of its kind. TOBY recognizes quality in commercial buildings and rewards excellence in building management. The TOBY Committee is currently revitalizing the TOBY Awards and restructuring the timeline to align with the regional and international awards. All applicants should plan to submit for the 2021 TOBY Awards beginning in July 2020 via the online portal found at toby.boma.org.

Timeline: Please note that this may be subject to change.

- July 2020: toby.boma.org opens online portal for applicants
- October 2, 2020: Last day to submit for TOBY Awards
- October 2020: Judging begins
- February 2021: Commercial Awards Celebration
- March 2021: Local winner updates application and submits for TOBY regional competition
- April 2021: BOMA Mid-Atlantic Regional Conference and regional TOBY Awards
- June 2021: BOMA Conference and international TOBY Awards

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