AOBA Commercial Awards Salute Operations Excellence, Emergency Preparedness

Joey Sanchez of JBG SMITH won the Building Engineer of the Year Award, and Brad Cleaveland of Transwestern took home the Chief/Lead Engineer of the Year Award, at AOBA’s annual Commercial Awards Celebration on June 13. The awards recognize commercial building engineers for outstanding work operating and monitoring the technical services of their buildings. AOBA also saluted building operation teams representing Stream Realty Partners and Blake Real Estate with Knowledge and Excellence in Emergency Preparedness (K.E.E.P.) Awards. The awards dinner was held at the Fairmont Hotel in Georgetown. More than 230 AOBA Property Managers and Associates enjoyed the distinguished affair.

The Engineer of the Year Awards, now in their sixth year, recognize the outstanding engineering professionals who ensure the successful operation of commercial office buildings. Each year, commercial building colleagues nominate their Chief/Lead or Maintenance Engineers for outstanding work operating and monitoring the technical services in their tenants’ buildings.

The 2019 Commercial Engineer of the Year Award winners are: Continued on page 7 >>

Nominations due August 10 for Sidney Glassman Memorial Award

Do you know an industry leader who deserves special recognition? Since 1985, AOBA has honored outstanding leaders with the Sidney Glassman Memorial Award. Created to recognize Mr. Glassman’s extraordinary contributions to the region’s real estate industry, this award singles out individuals for their work in the areas of education, training, management, administration and legislation.

Members are invited to nominate an owner/manager to receive this special recognition. Please send written nominations by August 10 to: Sidney Glassman Selection Committee, c/o Peggy Jeffers, pjeffers@aoba-metro.org.

AOBA’s Annual Golf Tournament Returns to Woodmont September 16

It is just a couple of months until one of AOBA’s signature events, the annual Golf Tournament. Join colleagues, property managers, and associates on Monday, September 16 at the Woodmont Country Club in Rockville, Md.

The tournament is an always enjoyable “9 a.m. to 6 p.m.” Continued on page 5 >>
now seek to establish the next generation of benchmarking policies by establishing mandatory Building Energy Performance Standards (BEPS) for buildings 50,000 square feet and above that will require building owners to invest in the energy efficiency of their buildings through energy audits and/or retro-commissioning. The District Department of Energy and the Environment will host working group discussions this summer. To participate and/or receive updates about the BEPS, please visit https://doee.dc.gov/service/beps.

**ALLEN TO REINTRODUCE LEAD PAINT HAZARD LEGISLATION**

Councilmember Charles Allen (Ward 6) is expected to reintroduce the “Lead Hazard Prevention and Elimination Amendment Act of 2018” at the D.C. Council Legislative Meeting on July 9th. The bill required housing providers to produce a clearance report proving that all rental housing units met these new standards prior to receiving or renewing a rental housing business license. If approved, it could cost housing providers $200 per unit to comply with this legislation, according to Councilmember Allen’s staff.

**D.C. FIRE PREVENTION INSPECTIONS AND ENFORCEMENT ARE EXPECTED TO HEAT UP**

In May, Deputy Fire Chief/Fire Marshall Tony Falwell stated that the D.C. Fire Department will be intensifying its inspection and enforcement efforts, with the goal of inspecting every building in the District. Falwell also detailed the agency’s desire to amend the requirement provisions of the basic business license to include fire alarm records and fire suppression reports as a condition of renewal. AOBA will continue to monitor this situation for any updates.

**DCRA NEEDS MORE PARTICIPATION IN THE NEW HOUSING PROVIDER REGISTRY**

DCRA has reached out to AOBA to encourage our multifamily members to engage with the agency’s new “Housing Provider Registry” as the agency shifts to an electronic notification system for all housing and property maintenance code complaints. DCRA is requesting that housing providers add contact information of a property manager, or other designated person/entity, for each rental housing business owned and/or managed in the District.

The registry will support the agency’s new notice of infraction, or “NOI First” housing code enforcement policy, which began last month. DCRA personnel will use the information in the registry to e-mail the appropriate housing provider if a tenant reports a housing code complaint on an assigned property. To provide DCRA with the requested contact information, visit: https://octo.quickbase.com/db/bpijxsh3

**PAID FAMILY LEAVE TAX COLLECTION BEGAN 7/1; FEEDBACK NEEDED**

On July 1, the District began the collection of taxes, 0.62 percent of employee wages, from all D.C. employers in order to fund the Paid Family Leave (PFL) benefit. If you haven’t visited the D.C. Paid Family Leave website, signed up for their communications, downloaded the Employer Toolkit or participated in an educational webinar, we encourage you to do so immediately, as the deadline to submit your payment is July 31.

**HEARING ON BILL: ON-SITE SOCIAL SERVICES FOR VOUCHER HOLDERS**

The joint public hearing on the “On-Site Services Act of 2019” (B23-180) has been rescheduled for July 11, 2019. The bill was referred jointly to both the Committee on Housing and Neighborhood Revitalization and the Committee on Human Services.

The bill requires housing providers to offer on-site social services for any property where at least 30 percent of the tenant community are housing voucher holders – including Local Rent

Continued on page 3 >>
JUNE 2019
Advocacy Recap
MARYLAND

MD HIGH COURT RULES A THREE-YEAR LIMIT FOR BACK RENT
The Maryland Court of Appeals has ruled that the statute of limitations applicable for actions for back rent under residential leases is three years, regardless of whether the lease includes a seal or language that purports to convert it into a contract under seal subject to a 12-year period of limitations. They further held that the three-year period of limitations applicable to actions for back rent under residential leases is not subject to modification by agreement of the parties to the lease.

The Court’s 5 to 2 decision in the case of Gregory Smith v. Wakefield, LP represented a departure from what many had understood from prior Court decisions, and has already triggered class action lawsuits against rental housing providers who had filed lawsuits for back rent after the three-year period. Judges Joe Getty and Sally Adkins filed a strongly worded dissent to the opinion.

Montgomery County Update
JULY 1 EFFECTIVE DATE FOR RENTAL LICENSE FEE INCREASE
After much debate, and advocacy by AOBA, a majority of the Council ultimately elected to increase the rental license fee by $3 and rejected a proposed $6 increase. Members will recall that County Executive Marc Elrich proposed a $3 increase to the license fee to fund budget priorities related to tenant advocacy (i.e. more money for the Renters Alliance), housing code enforcement, and affordable housing (e.g. a new Deputy Director position to focus on preservation and creation of affordable housing). With the new fee schedule, the Council shifted much of the burden for the revenue to single family rentals and accessory units as much of the budget discussions focused on resident concerns, for example, with single family rentals in their neighborhoods. As a result, single family and condo rental license fees will experience a more significant increase to cover additional expense such as increased inspections. The Council directed DHCA to prepare a multiyear plan to determine whether future increases, if any, are warranted.

A majority of the Council and staff seemed to agree advance notice to property management industry of increases was necessary and there was discussion around how to signal to the property management industry in August, when budget preparations begin, that the agency is contemplating future fee increases. This will require further discussion with the agency and staff.

MONTGOMERY COUNTY COUNCIL CONSIDERS MANDATING MINIMUM 30-HOUR WORK WEEK FOR BUILDING MAINTENANCE WORKERS … AGAIN
On May 7, Montgomery County Councilmember Hans Riemer along with cosponsoring Councilmembers Tom Hucker, Will Jawando, Craig Rice and Nancy Navarro introduced Human Rights and Civil Liberties – Building Maintenance Worker – Minimum Work Week (B12-19) to mandate a minimum work week for building maintenance workers. The bill targets office buildings that are 350,000 square feet or more and broadly defines “building maintenance workers” to include more than cleaning workers. Specifically, the bill defines “building maintenance worker” to mean an individual employed at a covered location as a janitor, building cleaner, security officer, concierge, doorman, handyman, or building superintendent. The measure if passed would result in increased operating costs at the approximately 31 properties that would be impacted by its provisions and job loss for workers. The targeted buildings would be placed at a competitive disadvantage in an already challenged office market. The bill is a reintroduction of a 2015 bill, Human Rights and Civil Liberties – Building Maintenance Worker – Minimum Work Week (B46-15) which AOBA also strongly opposed.

Prince George’s County Update
MT. RAINIER PASSES FY20 BUDGET WITH NEW TAXES & FEES ON APARTMENTS
On June 4, Mt. Rainier voted on the FY20 City Budget. Among other things, the newly approved budget establishes five classes of real property tax rates in place of the current uniform structure. Under this new tax structure, the tax rate for multifamily properties increased from $0.83 to $0.86. The budget also increases the annual multifamily rental license fee from $150 per unit to $225 per unit.

During the budget process, AOBA coordinated a strong campaign against the proposals to increase taxes and fees. Thanks to the efforts of AOBA members and staff, the approved tax rate is much more modest than the $0.97 real property tax rate on multifamily properties outlined in the initial budget. As introduced, the $0.14 property tax rate increase levied against apartments would have funded a tax rate cut for single family properties. After deliberation and AOBA’s advocacy, the City Council adopted only a 3-cent real property tax rate increase on multifamily properties, saving AOBA members more than $150,000.

DC ADVOCACY Continued from page 2 >>
Supplement Program (LRSP) and the Housing Choice Voucher Program (HCVP). The list of services to be provided includes: childcare services, after-school care, employment services, health services, legal services, food and nutrition services, and hosting social/ recreational events. Though the bill would provide government funding to housing providers to support the mandated services, the fiscal cost to implement this bill is unknown.
Delegate and Commonwealth's Attorney, Joe Morrissey. Morrissey, a former defeated by an infamous figure in Virginia Senator Roslyn Dance (D-Petersburg) was the Democratic primaries. Most notably, supported by AOBA managed to win in November. However, two high-profile candidates not to reelection in November.

Interparty challenges to secure their party's nomination. AOBA's Virginia Metropolitan Political Action Committee has already taken on an active role in the 2019 election cycle, weighing in on primary elections to support those candidates whose voting records and policy platforms align with the industry. The June 11 primaries produced a mixed bag for AOBA.

Four industry-supported candidates for Senate and House of Delegates claimed victory. Senate Minority Leader Dick Saslaw (D-Alexandria) and Senator Barbara Favola (D-Arlington) each survived primary challenges from millennial candidates who criticized their pro-business voting records. Sitting Delegates Alfonso Lopez (D-Arlington) and Luke Torian (D-Montclair) also defeated interparty challenges to secure their party's nomination. All four are expected to cruise to reelection in November.

However, two high-profile candidates not supported by AOBA managed to win in the Democratic primaries. Most notably, Senator Roslyn Dance (D-Petersburg) was defeated by an infamous figure in Virginia politics, Joe Morrissey. Morrissey, a former Delegate and Commonwealth's Attorney, gained national attention for his criminal record including multiple assault charges, bringing an automatic weapon onto the House floor, having his law license revoked on multiple occasions, and carrying on a sexual relationship with his underage secretary. Morrissey is expected to face little resistance in the general election in the heavily Democratic 16th House district. Lee Carter (D-Manassas), an avowed socialist incumbent, also secured victory in the June 11 primary against Manassas City Councilman Mark Wolfe. Carter will now face off against another Manassas City Councilman, Republican Ian Lovejoy, in the general election. The district, however, leans Democratic, making Carter the odds-on favorite to secure reelection in the fall.

At the local level, AOBA-supported candidates fared better. Prince William County Supervisor and candidate for Chairman Marty Nohe lost in a Republican firehouse primary on June 1, dealing a significant blow to the business community and all but handing the seat to Democratic candidate Ann Wheeler. The June 11 Democratic primaries were much kinder to the industry.

In Fairfax, AOBA-supported candidates Jeff McKay, James Walkinshaw and Rodney Lusk won their party’s nominations for Chairman, Braddock District Supervisor and Lee District Supervisor respectively. All three are heavily favored to win in November in heavily Democratic Fairfax County. AOBA-member Maggie Parker of Manassas Co. AOBA-supported candidates fared better. Prince William County Supervisor and candidate for Chairman Marty Nohe lost in a Republican firehouse primary on June 1, dealing a significant blow to the business community and all but handing the seat to Democratic candidate Ann Wheeler. The June 11 Democratic primaries were much kinder to the industry.

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PEPCO FILES MULTI-YEAR PLAN RATE INCREASE OF $162 MILLION IN THE DISTRICT
On May 30, 2019, Pepco requested a multi-year rate plan increase in the District of $162 million over the three-year period beginning in May 2020 (Formal Case 1156). As part of the request, Pepco seeks to change its ratemaking from the traditional rate case filings (where Pepco files a request with the DCPSC based on an historical test year when it wants to increase its rates), to a multi-year rate plan in which rates based on Pepco’s forecasts would increase automatically each year over the three-year period from 2020 through 2022.

Pepco proposes to raise rates in three steps, on May 1, 2020; January 1, 2021, and January 1, 2022. Pepco proposes to increase rates by $84.9 million in 2020, $40.4 million in 2021 and an additional $36.4 million in 2022. If the DCPSC does not approve the multi-year rate plan, Pepco asks, in the alternative, to increase its rates by $88.6 million in May 2020.

With the multi-year rate plan, Pepco is also asking the Commission to approve several incentive mechanisms that would allow the company to earn more money if it hits certain annual performance metrics which could raise rates even further in 2021 and 2022 than what is estimated.

AOBA will intervene in this case and will file testimony challenging Pepco’s proposed multi-year rate plan, the company’s proposed Return on Equity (ROE), as well as many other Pepco adjustments and proposals contained in the company’s new plan.

PEPCO REQUESTS $29.9 MILLION RATE INCREASE IN MD
On January 15, 2019, Pepco filed its third request in three years for an increase in base distribution revenues of $29.9 million (approximately a seven percent increase in distribution revenues), which was reduced to approximately $27 million in the course of the proceedings (Case No. 9602). AOBA intervened in this case and filed testimony stating that Pepco was entitled to no more than a $398,000 increase in rates. Hearings concluded May 24, 2019 and we expect that new rates will be effective August 13, 2019, pending an early August decision. AOBA will provide more information as this case progresses.

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ANNUAL GOLF TOURNAMENT
Continued from page 1 >>
day, and again, we will be back on the lush fairways of the historic Woodmont Country Club. Following the competition, golf players will enjoy a networking event with rock and roll classics from the Timmie Metz Band, open bar, great food, raffles, and the golf tournament awards. This year’s tournament will include the players’ live scoring updates.

Golf players will be in excellent company; with the following sponsors already committed for this year:

There’s a reason why this two-course tournament event annually sells out, so be sure to reserve today at www.aoba-metro.org/golf. A few remaining high visibility sponsorships are available for this year’s tournament. Please contact Events Manager Annabel Bendz at 202/296-3390 x 763, or ABendz@aoba-metro.org.
Tell us about your job with Capitol Concierge, and the path that led you to it.

I am responsible for expanding our portfolio in the Washington Metropolitan area. Our company provides professionally trained concierges who provide an array of services to the tenants, residents, employees, guests, and property management in an office building, condominium, apartment building, or shopping mall. Since I joined Capitol Concierge in 2013, we added our Virtual Concierge Division, providing personal, time-saving services to people in properties that might not have desks or are very small (e.g. suburban office building or micro residential properties), allowing owners and owner managers to provide an added amenity. One of the biggest changes in our industry is how people prefer to communicate in our multi-generational market. We are always trying new ways and incorporating the latest technology to enhance the customer’s experience.

I’ve been in the real estate industry since starting with CarrPark in 1992, and in the parking field until 2006, when our family moved to London. Upon my return, I contacted Lynda Ellis, whom I knew from previously serving on the ACT committee. I had admired Lynda and her philosophy and wanted to work for her; we met, discussed the possibility, and I’ve been with Capitol ever since.

What are some of your favorite things about your job?

Meeting people and learning their stories, and how they got where they are. I also enjoy the opportunity to solve problems and offer a great service to our clients. It is exciting to work for a company that is constantly looking to grow both in the size and scope of services, but also seeks to find new ways to enhance our business through new thinking, incorporating technology and always raising the bar. Capitol Concierge was the first concierge company in the Washington Metropolitan area, in business more than 32 years. We are now an international company with offices in Ireland and London.

What makes you enjoy contributing time and effort to AOBA?

When I joined CarrPark, I joined AOBA’s community outreach group because I believe it is important to be involved in an association if you are a member. The best way is to be active on a committee and giving back is important to me. It’s one of the reasons I enjoy being at Capitol, as giving back is important to our company. Subsequently, I’ve been involved with the Speaker Series, Rising Leaders, Community Service and was elected onto the Associates Coalition Team (ACT) for a second time.

You recently took on chairing the ACT Committee. What is its purpose?

ACT provides AOB with real estate industry associated professionals as a resource for education, advocacy, and training, and helps create opportunities to impact the surrounding communities in a positive, sustainable manner. ACT members have great expertise in their fields and are dedicated to AOBA, its mission, and the programs Committees oversee. Community outreach shows AOBA’s commitment to local communities including James E. Duckworth School and Covenant House. Maintenance Mania is a great opportunity to recognize apartment building engineers. The Golf Tournament is a time to see and team up with colleagues.

My goal for ACT is to create stronger relationships between the Owners-Managers and the professional Associate members, who are dedicated to the real estate industry and AOBA. We want to expand opportunities for educational programming and networking. AOBA’s staff is highly involved in many advocacy projects. ACT can support AOBA through the members coordinating and making these events possible, in sponsorships and by volunteering their time.
AOBA COMMERCIAL AWARDS Continued from page 1 >>

Building Engineer of the Year:
Joey Sanchez, JBG SMITH
Honorable Mention: Elizabeth Fiore, Stream Realty Partners

Chief/Lead Engineer of the Year:
Brad Cleaveland, Transwestern
Honorable Mention: Scott Napolitano, Monday Properties

Speaking of Mr. Sanchez, a judge in the competition noted, “Within five years in the trade, his desire to learn and professional growth have provided him the opportunity to join the JBG Smith Tenant Service Center and further develop in the area of operations efficiencies.” “He clearly has a bright future ahead in this field,” said Gigi Galbraith, Director of Client Development for Capital Concierge, premier sponsor of the award.

“Brad Cleaveland is top of the class when it comes to education and certifications, and keeps an impeccable building as it pertains to his mechanical areas,” said Bill Atkinson, Chair of AOBA’s Engineer of the Year Committee.

The following buildings are 2019 K.E.E.P. Award winners:
Overall: Stream Realty Partners, 803 7th Street, NW
Outreach and Education: Blake Real Estate, 1730 Rhode Island Avenue, NW

“The Stream Realty Partners Team excelled in 2018,” said Joel Gininger, Area Vice President for Securitas, lead sponsor of the award, in presenting it to Property Manager Venita Lee. A contest judge said, “Emergency readiness is their middle name when it comes to community engagement and preparedness programs. They have set up both their team and their tenants for success.”

Building Manager Aishia Rankin accepted the award for Blake Real Estate. A judge in the Outreach and Education category stated, “We are pleased to highlight a building team that manages a first-class office building downtown and efficiently partnered with Allied Security, the Golden Triangle Business Investment District (BID), and the D.C. Fire Department to maximize their efforts to educate and provide an excellent outreach program for their tenants.”

AOBA in most years includes in its commercial awards the Building Owners and Managers Association International (BOMA)’s The Outstanding Building of the Year (TOBY) awards. This award is on hiatus in the AOBA region in 2019, and is slated to return in 2020. We encourage you to begin thinking of nominees for the 2020 Commercial Awards, which will have application deadlines early next year. Potential submitters are encouraged to ensure they put funds in their budget for entries and preparation. Also, if you received an emailed TOBY survey, please be sure to complete it to assist the program.

Photos from the 2019 Commercial Awards are posted at:
https://www.aoba-metro.org/award-celebration

COMMERCIAL AWARDS EVENT SPONSORS

Photos by Johnny Shryock
The field of building engineering is mostly a man’s world, but change is coming, thanks to a unique workforce development initiative to build the local talent pipeline. The AOBA Educational Foundation (AEF)’s summer internship program for 25 individuals includes six women. These hard-working young women are receiving 12 weeks of paid, hands-on training by their sponsors – Akridge, JLL, Polinger Company, Blake Real Estate, MRP Real Estate Services, and Borger Management. They were referred to the Foundation by the SOME Center for Employment Training, Northern Virginia Community College, and the D.C. Department of Employment Services.

In addition to hands-on learning, the internship includes weekly, full-day training sessions featuring introductory courses in engineering and electricity offered by the National Association of Power Engineers Educational Foundation (NAPEEF.)

Learn more about the experiences of these and other interns on AEF’s website (aobafoundation.org) and the Foundation’s social media sites.